



VILLAGE OF HARRISON HOT SPRINGS

NOTICE OF MEETING AND MEETING AGENDA

SPECIAL COUNCIL MEETING

Date: Wednesday, June 24, 2009
Time: 6:00 P.M.
Place: Council Chambers, Village of Harrison Hot Springs

1. CALL TO ORDER

Meeting called to order by Mayor Becotte

2. ITEMS FOR DISCUSSION

Adoption of Annual Report 2008

Public Hearing of Official Community Plan Bylaw Amendment No. 920, 2009

3. REPORTS FROM STAFF

Report of Chief Administrative Officer – June 19, 2009

Re: Approval of street closure – Maple Avenue – between Esplanade and Lillooet for Festival of the Arts – July 15th only

Recommendation:

THAT Council approves the closure of Maple Avenue between Esplanade Avenue and Lillooet Avenue on July 15th from 8:00 a.m. to 10:00 p.m. for Festival of the Arts set up and special events.

Report of Executive Assistant – June 23, 2009

Re: Council Meeting Schedule for July, August and September, 2009

4. BYLAWS

☐ Outdoor
Campfire
Regulation
Bylaw No. 916

THAT Outdoor Campfire Regulation Bylaw No. 916, 2009 be received for third reading.

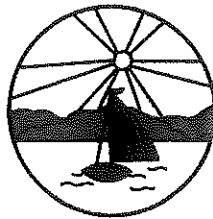
☐ Tree
Protection
Bylaw No. 917

THAT Tree Protection Bylaw No. 917, 2009 be received for third reading.

5. ADJOURNMENT

Larry Burk
Chief Administrative Officer

Village of
Harrison Hot Springs
British Columbia
Canada



2008 Annual Report
Fiscal Year Ending December 31, 2008





2008 Annual Report Village of Harrison Hot Springs

British Columbia
Canada
Fiscal Year Ending December 31, 2008

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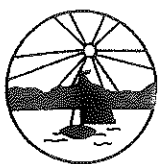


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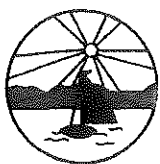
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Elected & Appointed Officials

Current Council 2008 – 2011

Mayor Ken Becotte

Councillor Dave Harris
Councillor Dave Kenyon

Councillor Allan Jackson
Councillor Bob Perry

Previous Council 2005 - 2008

Mayor Leo Facio

Councillor Ken Becotte
Councillor Dave Harris

Councillor Allan Jackson
Councillor Bob Perry

2008 Appointed Officials

Chief Administrative Officer.....Gerry van der Wolf (Jan – Jul)
Chief Administrative Officer.....Larry Burk (Aug – Dec)
Director of Finance.....Dale Courtice
Superintendent of
Public Works.....Ken Fleckenstein

Municipal Auditors

McConnell, Voelkl

Municipal Bankers

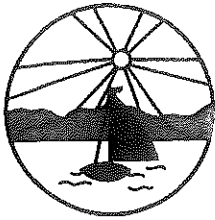
Prospera Credit Union

Municipal Solicitors

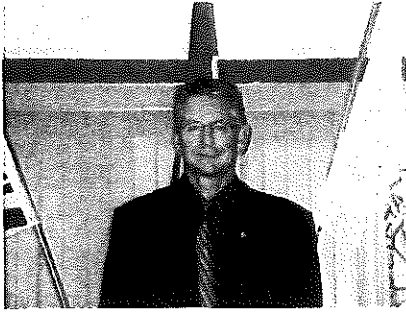
Murdy & McAllister
Faskin Martineau

General
Labour

INCORPORATED May 27, 1949



Council 2008-2011



Mayor Ken Becotte
and Members of Council



Dave Kenyon
Councillor



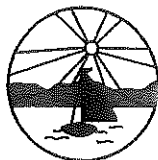
Dave Harris
Councillor



Allan Jackson
Councillor



Bob Perry
Councillor

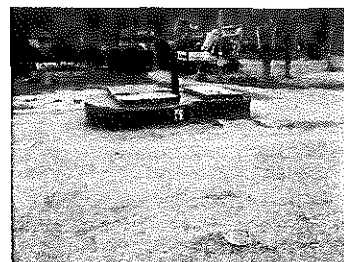


Council Objectives and Progress Report

Council Objectives—2008

The Council priority objectives for 2008:

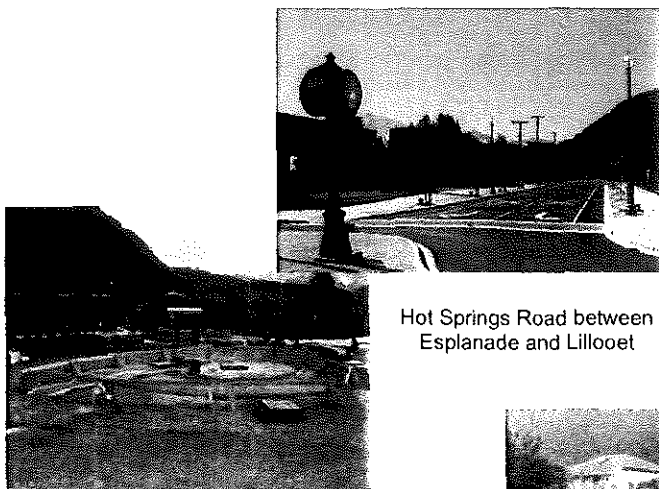
- Completion of lift station #2
- Water reservoir construction start
- Sewer line to Agassiz next planning phases
- Marine sani-station installation
- Harrison Lake plaza construction
- Hot Springs Road re-construction between Esplanade and Lillooet
- Installation of Fred Hardy and Walnut pedestrian bridges with the help of Provincial grant funding
- Parks and Trails Development Final Report
- Further discussion with the School District and Village Council toward a potential joint community Facility
- Improvements to the Villages website which will include improvements for public access to documents and information via the website



Completion of lift station # 2

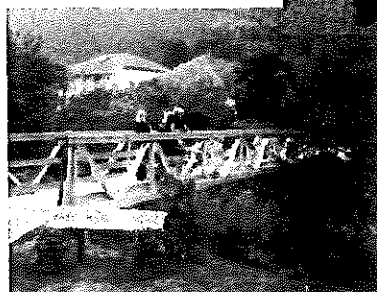


Water reservoir construction start



Harrison Plaza re-construction

Hot Springs Road between Esplanade and Lillooet



Installation of Fred Hardy and Walnut pedestrian bridges with the help of Provincial grant fund

Progress Report

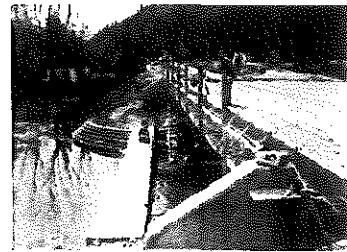
A tender for the lift station was awarded late in the year to take advantage of low season construction prices. This saved the Village approximately \$35,000 below budgeted costs.

The first phase of the Resort Development Strategy – Harrison Plaza reconstruction was begun in late September and completed May 2009.

Hot Springs Road re-construction was included in the plaza reconstruction works to take advantage of project management consultants.

Thanks to the organizational, scheduling and tendering resources of Preview Builders International Inc., the project was completed on time, in a most professional manner and approximately \$165,000 under budget.

The savings was turned into extra work on the beach front which included the installation of retaining walls, new grass and lawn areas, improved irrigation system on the beach green areas, improved public open space on the lake side of the new plaza area for use by Festival of the Arts and other events, improvements to Rendell Park and the Boat Launch parking lot among other things.



Hot Springs Road Bridge



Beachfront reconstruction



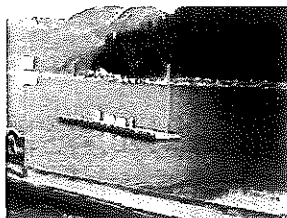
Plaza reconstruction

At the annual UBCM conference in Penticton in September, meetings with the Minister of Education brought a renewed interest in furthering discussions between the School District and the Village on a potential joint community/education facility.

Provincial and Federal funding assisted the Village in construction and installation of the new pedestrian bridges across the Miami River.

The marine sani-station project at the boat launch was completed in the spring of 2009 again taking advantage of off season lower construction rates than was originally budgeted.

The Storm Water Drainage study was completed. Long and short term planning to manage, maintain and improve storm water management in the Village is now available.



Marine sani-station
installation

An Executive Assistant is now providing support to senior staff and Council on matters associated with administration, legislation and information systems. A new full time employee and two new seasonal staff have been added to the outside workforce. Re-organization in the outside force will continue throughout the year.

Additional Accomplishments

Though not specifically set out as objectives for 2008 the following were also completed;

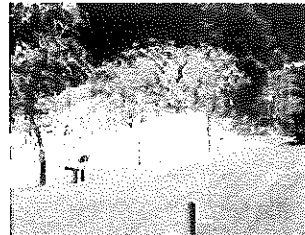
- Floodplain Management Bylaw was amended
- A Tree Protection Bylaw has been developed and is before Council at time of this report.

Construction of the new Hot Springs bridge over the Miami River was begun by the Ministry of Transportation and completed just before the long weekend in May 2009.



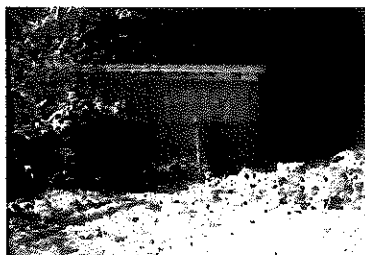
Hot Springs Road Bridge

- Increased improvements along the waterfront beach area as a result of a windfall from two projects coming in under budget.



Waterfront beach area

- An Integrated Community Sustainability Plan (ICSP) was completed using mostly grant funding. This plan now sets the Village up with a process to begin monitoring capital assets and moving forward with long and short term sustainability planning for infrastructure and community resources.



Completed retro-fitting the old flood pump at the Miami River which will provide added protection in the event of high water levels in the Miami River at times of high water in Harrison Lake.

Council Objectives - 2009

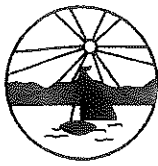
Council objectives for 2009 include:

- Completion of the new water reservoir
- Begin extensions to the urban trails within the Village, specifically along Miami River
- Finalize trail development ideas in the East sector lands by completing accession of lands from the ILMB
- Further planning and applications for funding to keep working at the proposed sewer line extension/connection to District of Kent WWTP
- Repair bridges on McCombs
- Complete a Community Needs Assessment to help in planning a new joint community facility
- Re-write Zoning bylaw
- Coordinate with other members of the FVRD in developing a method to estimate, calculate and monitor energy use and GHG levels generated in the Village and the region
- Consultation and design process for renovations at Memorial Hall
- Call for consultant to provide project management for the upgrading of Memorial Hall with object to realize the most efficient use of funding already approved
- Develop a strategy for Solid Waste management and recycling which will enhance the image of the Village in management of our own waste responsibly and efficiently. This will include significant education of residents as well as community involvement in the plans and implementation phases.
- Complete inventory evaluations and assessments of Village infrastructure in order to develop the required asset management strategies (long and short term) which were developed in the ICSP plan from 2008.
- Complete community and corporate GHG inventories for implementation of the Climate Action Charter and Bill 27 requirements
- Update the OCP to provide for the Climate Action Charter requirements toward sustainable development within the Village.
- Redraft Development Cost Charges
- Complete the Village Centre Design Plan and Neighbourhood Planning studies called for in the OCP document
- Complete a new Design Guideline document to use for all development in the commercial areas within the Village
- Complete and implement parking and traffic plan

The Village continues to move forward with a new Mayor and Council elected in November of 2008. Council is committed to consultation with residents on as many initiatives and projects as possible. Council has reorganized its Committee structure and established a number of new Commissions in addition to several Standing and Select Committees. The objective is to involve the community in specific areas that will provide Council with advice and recommendations for decision making. In addition to the Advisory Planning Commission, Council has established a new Economic Development Commission, a new Parks and Recreation Commission and a Harrison Lake Harbour Commission. It is hoped that these new initiatives will provide increased opportunity for development and growth in the Village.



Harrison Lake



Municipal Services and Operations

The Village maintains the following funds as at December 31, 2008.

Operating

- General Revenue
- Sewer Revenue
- Water Revenue

Capital

- General
- Sewer
- Water

Statutory Reserves

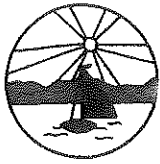
- General capital works
- Parkland acquisition
- Community amenities
- Land unexpended funds
- Community Works Fund
- Port Divestiture
- Joint fund (Kent/Harrison)
- Sewage Treatment
- Sewer unexpended funds
- Sewer DCC
- Water DCC

Reserves for Future Expenditures

- Assessment
- Building
- General
- Insurance
- Office equipment
- Property
- Sick leave
- Road/sidewalk
- Drainage
- Tourism
- Beach
- Dock replacement
- Memorial Hall

The municipality provides a diversity of municipal services:

- Administrative / Financial
- Roads and Transportation
- Protective Services
- Recreation and Cultural
- Land Use Planning
- Solid Waste Management
- Wastewater Treatment and Wastewater Collection
- Water Distribution
- Storm Water Management and Flood Protection



Municipal Services and Operations

Administrative / Financial

- Legislative Services
- General Administration
- Mayor and Council
- Administrative
- Accounting and Finance
- Tax Sales
- Grants and Donations
- Property Taxes
- Revenue Collections

Roads and Transportation

- Public Works Department
- Roads & Sidewalks
- Transit
- Street Lighting

Protective Services

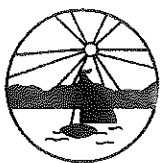
- Security
- Bylaw Enforcement
- Fire Department
- Emergency Services
- Animal Control

Recreational and Cultural

- Memorial Hall
- Arts Centre
- Boat Launch Facility
- Beach
- Washrooms
- Parks and Playgrounds
- Plaza
- Float Plane Dock and Public Wharf

Land Use Planning

- Development Planning – Zoning Changes
- Policy Planning – Official Community Plan



Municipal Services and Operations

Solid Waste Management

- Solid Waste Collection and Disposal
- Recycling Collection

Wastewater Treatment and Wastewater Collection

The municipality owns and operates a secondary waste water treatment plant located on the west side of Harrison Lake. Each property within the boundaries of Harrison Hot Springs is serviced by the Village's system. It is mandatory for all buildings requiring this service to be connected to the municipal sewer system.

Water Distribution

The municipality owns and operates a municipal water system. The source of the water is pumped from Harrison Lake. It is not a requirement to be connected to this service. Approximately 55% of the properties in Harrison Hot Springs are connected to this municipal service.

Storm Water Management and Flood Protection

- Flood Gate and Flood Pump
- Dyke Maintenance and Vegetation Control
- Aqua Dams



Message from the Director of Finance

The Financial Statements

The Financial Statements have been prepared by management in accordance with Canadian generally accepted accounting principles and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for implementing and maintaining a system of internal control and exercises this responsibility through the Council of the Village of Harrison Hot Springs. The Council of the Village of Harrison Hot Springs has the responsibility for assessing the management systems, policies and practices of the Village.

1. Statement A

Consolidated Statement of Financial Position:

Overall, the financial results for 2008 are favourable

Consolidated financial equity decreased \$950 compared to an increase of \$418,000 in 2007

Cash position improved by \$239,000

Reserves for future expenditures increased \$184,000

Statutory Reserves increased \$195,000

2. Statement B

Consolidated Statement of Financial Activities:

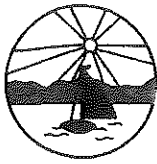
This statement reports the extent to which revenues raised in 2008 were sufficient to meet the expenditures of the Village. In addition it shows whether the Municipality has met its expenditures with revenues, by incurring debt or by using existing financial assets.

Operating expenditures were under budget by \$143,000 while Capital Expenditures were under budget by \$2,618,000; on a consolidated basis, expenditures were \$5,562,000 compared to a budget of \$7,758,000 for a variance of \$2,196,000. Although favourable, these results are for the most part are a reflection of budgeted activities either not yet completed or deferred to the following year. A general analysis of the 2008 variances with both the current years budget (2008) and the previous years actuals (2007) follows.

i) Consolidated Revenue (Statement B)

- compared to previous year 2007

- taxation revenue increased by \$202,000 due to increased property assessments and an increase in sewer frontage charges to help pay for sewer projects in 2008
- sale of service and revenues from own sources increased by \$22,500
- Government grants and transfers increased \$581,000 for the following:
 - a) Small Community Protection Grant - \$55,000
 - b) Community Works Fund (Gas Tax Revenue) – \$11,000
 - c) Tourism Revenue Sharing - \$181,000



Message from the Director of Finance

d) Infrastructure Grants - \$334,000

- Collections for other governments (receipts) decreased by \$6,500 by a combination of lower tax rates and increased assessments in the tax roll

ii) Consolidated Revenue (Statement B)

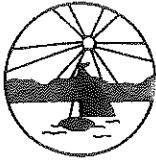
- compared to budget

- taxes and collections for other governments on budget
- revenues from own sources over budget by \$56,000 from the following:
 - a) investment income - \$21,000
 - b) miscellaneous and sundry - \$9,000
 - c) penalties and interest on taxes - \$11,000
 - d) licenses and rental income - \$15,000
- sale of services \$6,000 over budget

iii) Consolidated Expenditures (Statement B)

- compared to previous year 2007

- general administrative and legislative services increased \$211,000 from the following:
 - a) legal expenses - \$208,000
 - b) wages, benefits and training - \$14,500
 - c) reduction in other general administrative – (\$11,500)
- community services increased \$6,500 from the following:
 - a) planning and development - \$9,000
 - b) Library Board - \$1,500
 - c) Tourism and Community Improvements (\$4,000)- reduction in Festival of Lights
- environmental and public health decreased (\$2,500) from the following:
 - a) waste collection – (\$3,500)
 - b) recycling – (\$500)
 - c) medical Services - \$6,000 - Dr.'s moving costs
 - d) animal Control – (\$4,500) – reduction in supplies
- protective services increased by \$26,000 from the following:
 - a) bylaw enforcement - \$4,000
 - b) fire protection - \$11,500
 - c) emergency measures - \$10,500 – cost sharing on EOC expenses
- public works increased by \$21,000 from the following:
 - a) common services - \$14,000
 - b) yard and shop - \$3,500
 - c) vehicles - \$3,500



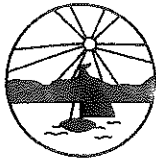
Message from the Director of Finance

- recreation and culture decreased (\$23,000) from the following:
 - a) beach – (\$13,500) reduction in maintenance costs
 - b) beach facilities and docks - \$2,500
 - c) recreation buildings - \$12,500
 - d) parks, playgrounds and green spaces – (\$24,500) reduction due to less wages
- transportation services increased \$25,000 from the following:
 - a) roads and streets – increased snow removal and drainage wages
- sewer services increased \$127,500 which is attributable to \$93,000 for sludge removal at the Wastewater Treatment Plant, and increased wages due to Superintendent of Public Works for the entire year
- water services was consistent with prior year
- collections for other governments (payments) decreased approximately \$6,000 from prior year

iv) Consolidated Expenditures (Statement B)

- compared to budget

- general administrative and legislative services over (under) budget \$123,000 from the following:
 - a) legislative - (\$11,000)
 - b) general administrative - \$134,000 – legal fees over budget \$210,000 other combined administrative expenses under budget (\$76,000)
- community services was over budget \$6,500 due to increased planning expenditures
- environmental and public health was over (under) budget(\$8,000) from the following:
 - a) waste collection – (\$12,000)
 - b) recycling – (\$1,000)
 - c) medical services - \$6,000
 - d) animal control – (\$1,000)
- principal and interest on budget
- protective services was under budget by \$41,000 from the following:
 - a) bylaw enforcement - \$14,500 (bylaw officer not in place for full year)
 - b) fire protection - \$24,000
 - c) emergency measures - \$2,500
- public works was under budget by \$43,500 due to \$15,000 portable trailer moved to capital budget, yard project \$10,000 deferred to 2009 and less spent on vehicles and other common services
- recreation and culture was \$30,000 under budget from the following:
 - a) beach - \$11,000
 - b) beach facilities and docks - \$2,500
 - c) recreation buildings - \$3,500
 - d) parks, playgrounds and green spaces - \$13,000



Message from the Director of Finance

- transportation services was over (under) budget by (\$39,500)
 - a) roads and streets – (\$42,000)
 - b) public transit - \$2,500
- sewer services were on budget while water services was under budget by \$31,500 mainly due to wages and lower anticipated maintenance costs
- interest on sewer debentures under budget \$37,500 as interim financing on sewer line to the District of Kent did not occur in 2008

v) Net Inter-fund Transfers (Statement B)

- compared to budget

- transfers from own reserves was under budget due to capital projects that did not get underway or are not yet complete so transfer was not required in 2008
- transfers to own reserve funds (statutory reserves) was over budget by \$59,000 due to gas tax revenues that were not used and therefore transferred to reserve
- transfer to own reserve accounts was over budget by \$210,000 due to Tourism Revenue Sharing funds that were not used in 2008 and therefore transferred to reserve

vi) Transfers to Capital Funds (Statement B)

- compared to budget

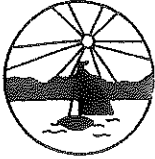
- capital expenditures were under budget by \$2,618,000 due to projects not started, not yet completed or did not start due to grant applications not being successful and the project being postponed. The bulk of this (\$1,500,000) is attributable to the New Water Reservoir which was started late in 2008

3. Statement C

Statement of Changes in Financial Position

This statement represents financial resources (cash and investments of less than one year) that are available in the short term to meet expenditures and debt obligations. The change in cash and investments is linked to but not identical with the change in financial equity. An example would be where cash is received for a refundable deposit; cash is increased but revenue is not

In 2008 there was a cash increase over the year of \$239,000



Management's Responsibility For Financial Reporting

The information in this Annual Report is the responsibility of management. The Consolidated Financial Statements have been prepared in accordance with Canadian generally accepted accounting principles as outlined under page 22. Management is also responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Council of the Village of Harrison Hot Springs. The Council is provided with financial information on a regular basis throughout the year.

The Council of the Village of Harrison Hot Springs has the responsibility for assessing the management systems, policies and practices of the Village, as Council has not appointed an internal auditor and has not delegated its responsibilities to a specific person.

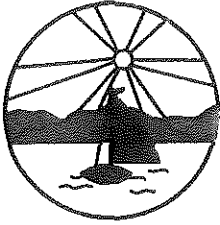
The external auditors, McConnell, Voelkl, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the financial statements. Their examination includes a review and evaluation of the Village's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors have full and free access to the management and Council and meet with them on a regular basis.

Dale Courtice, C.G.A.
Director of Finance



Larry Burk
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS
AUDITED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2008



VILLAGE OF HARRISON HOT SPRINGS.
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AS AT DECEMBER 31, 2008

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AUDITOR'S REPORT

To the Council of

The VILLAGE OF HARRISON HOT SPRINGS

We have audited the Consolidated Statement of Financial Position of the VILLAGE OF HARRISON HOT SPRINGS as at DECEMBER 31, 2008, the Consolidated Statement of Financial Activities, and the Consolidated Statement of Changes in Financial Position for the year then ended. These financial statements are the responsibility of the Village's management. Our responsibility is to express an opinion on these financial statements based on our audit and its result.

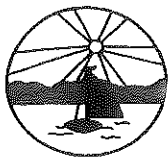
We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether these financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in these financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of the VILLAGE OF HARRISON HOT SPRINGS as at DECEMBER 31, 2008, and the results of its financial activities for the year then ended in accordance with Canadian generally accepted accounting principles for local governments modified as disclosed in Note 1 to the consolidated Financial Statements. We report that, in our opinion, these principles have been applied on a basis consistent with that of the preceding year.

McConnell, Voelkl
CHARTERED ACCOUNTANTS

March 31, 2009
Hope, B.C.
Canada

Statement A

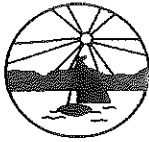


**VILLAGE OF HARRISON HOT SPRINGS
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2008**

<u>ASSETS</u>	<u>2008</u>	<u>2007</u>
Current Assets		
Cash and investments	\$ 2,905,227	\$ 3,082,528
Accounts receivable	819,999	356,708
Prepaid expenses	30,926	46,235
Total Current Assets	<u>3,756,152</u>	<u>3,485,471</u>
Restricted Cash and Investments (Note 6 & 7)	<u>4,135,173</u>	<u>3,719,090</u>
Property, Plant and Equipment (Note 2)	<u>12,185,801</u>	<u>11,019,036</u>
Municipal Finance Authority (Note 3)	<u>40,009</u>	<u>64,668</u>
Total Assets	<u><u>\$ 20,117,135</u></u>	<u><u>\$ 18,288,265</u></u>
 <u>LIABILITIES AND EQUITY</u>		
Current Liabilities		
Accounts payable and accrued liabilities	\$ 708,843	\$ 290,171
Deferred revenues water and sewer DCC	1,240,773	1,196,342
Developer's deposits and other trust liabilities	65,470	220,346
Total Current Liabilities	<u>2,015,086</u>	<u>1,706,859</u>
Other Liabilities		
M.F.A Debt Reserve - Cash on deposit	12,306	25,882
M.F.A Debt Reserve - Demand note	27,703	38,786
Total Other Liabilities	<u>40,009</u>	<u>64,668</u>
Long Term Debt (Note 4)	<u>504,524</u>	<u>560,145</u>
Equity		
Financial equity (Note 5)	1,692,640	1,693,590
Reserves for future expenditures (Note 6)	1,574,454	1,390,459
Statutory reserves (Note 7)	2,571,451	2,375,960
Equity in property, plant and equipment (Note 8)	11,718,971	10,496,584
	<u>17,557,516</u>	<u>15,956,593</u>
Total Liabilities and Equity	<u><u>\$ 20,117,135</u></u>	<u><u>\$ 18,288,265</u></u>

 Mayor

 Director of Finance



**VILLAGE OF HARRISON HOT SPRINGS
CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008**

<u>REVENUES</u>	<u>2008 Actual</u>	<u>2008 Budget</u>	<u>2007 Actual</u>
Municipal taxation and payments in lieu of taxes	\$ 1,963,745	\$ 1,977,120	\$ 1,761,223
Sale of Services	432,892	428,000	397,347
Revenues from own sources	228,855	176,750	241,721
Government grants and transfers	1,199,446	1,504,450	617,519
Prior year's equity appropriated for current year	33,035	442,810	-
MFA Borrowing	-	1,500,000	-
Collections for other governments, receipts	1,736,621	1,729,560	1,743,259
Total Revenues	5,594,594	7,758,690	4,761,069
<u>EXPENDITURES</u>			
General administrative and legislative services	949,056	825,870	754,966
Community services	155,557	195,220	149,063
Environmental and public health	109,938	118,100	112,732
Long term debt - Principal	45,589	45,620	43,024
Long term debt - Interest	41,736	79,260	44,459
Protective services	99,276	140,940	72,987
Public works	184,811	228,640	163,745
Recreation and culture	202,691	233,100	225,661
Transportation services	107,624	146,890	82,582
Water and sewer services	465,354	498,650	334,622
Collections for other governments, payments	1,736,468	1,729,560	1,741,835
Total Expenditures	4,098,100	4,241,850	3,725,676
<u>NET OPERATING SURPLUS</u>	1,496,494	3,516,840	1,035,393
Net inter-fund transfers			
Transfers from own reserves	248,525	544,160	341,185
Transfers to own reserve funds	(190,055)	(131,000)	(178,493)
Transfers to own reserve accounts	(276,328)	(65,500)	(324,955)
Transfers to capital funds	(1,246,551)	(3,864,500)	(455,312)
Total Net Inter-fund Transfers	(1,464,409)	(3,516,840)	(617,575)
Change in Financial Equity	32,085	-	417,818
Financial Equity, beginning of year	1,693,590	1,693,590	1,275,772
Appropriation of prior years surplus for current year	(33,035)	-	-
Financial Equity, end of year	\$ 1,692,640	\$ 1,693,590	\$ 1,693,590

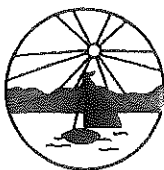
Mayor

Director of Finance



VILLAGE OF HARRISON HOT SPRINGS
CONSOLIDATED STATEMENT OF CHANGES IN FINANCIAL POSITION
AS AT DECEMBER 31, 2008

	<u>2008</u>	<u>2007</u>
<u>FINANCIAL ACTIVITIES</u>		
Changes in financial activities during the year		
Financial equity (Statement B)	\$ (950)	\$ 417,818
Reserves for future expenditures	183,995	104,209
Statutory reserves	195,491	210,214
Equity in property, plant and equipment	1,222,387	519,411
Net change in non-cash working capital items		
Accounts receivable	(463,291)	(150,624)
Prepaid expenses	15,309	(32,689)
Accounts payable and accrued liabilities	418,672	(1,598)
Deferred revenues	44,431	53,083
Developer's deposits and other trust liabilities	(154,876)	189,747
Increase in cash from financial activities	<u>1,461,168</u>	<u>1,309,571</u>
<u>INVESTING ACTIVITIES</u>		
Change in investing activities during the year		
Acquisition of assets through operations	<u>(1,166,765)</u>	<u>(467,895)</u>
Decrease in cash from investing activities	<u>(1,166,765)</u>	<u>(467,895)</u>
<u>FINANCING ACTIVITIES</u>		
Change in financing activities during the year		
Principal repaid on long term debt	(45,589)	(43,024)
Actuarial adjustments to long term debt	<u>(10,032)</u>	<u>(8,492)</u>
Decrease in cash from financing activities	<u>(55,621)</u>	<u>(51,516)</u>
Increase in cash for the year	238,782	790,160
Cash and short term investments, beginning of year	<u>6,801,618</u>	<u>6,011,458</u>
Cash and short term investments, end of year	<u><u>\$ 7,040,400</u></u>	<u><u>\$ 6,801,618</u></u>



**VILLAGE OF HARRISON HOT SPRINGS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2008**

Statement D

Note 1: ACCOUNTING POLICIES AND SIGNIFICANT INFORMATION

These financial statements have been prepared in accordance with accounting principles and practices generally accepted for municipalities in British Columbia, applied on a basis consistent with prior years.

The significant policies and information affecting the municipality are as follows:

a) Fund Accounting

The Village records its assets, liabilities, reserves, financial equity and yearly activity on a fund accounting basis. Each fund is treated as a separate reporting entity and is responsible for the assets allocated to it. For Financial Reporting purposes only these separate funds have been combined and presented as the Village's Consolidated Financial Statements.

b) Financial Instruments

The Village's financial instruments are comprised of cash, investments, accounts receivable, accounts payable and accrued liabilities, other liabilities, and long-term debt.

Cash and investments are reported at fair value. Accounts receivable, accounts payable and accrued liabilities are reported at amortized cost which approximates fair value due to their short-term nature. Unless otherwise noted, it is management's opinion that the Village is not exposed to significant interest, currency or credit risk.

The fair value of other liabilities and long-term debt are disclosed in their respective notes to the financial statements (refer to Note 3 and 4).

c) Property, Plant and Equipment and Amortization

Land, buildings, engineered structures, equipment, and work-in-progress are recorded at cost. No amortization has been reflected in the current or prior years with respect to capital assets subject to amortization.

d) Reserves

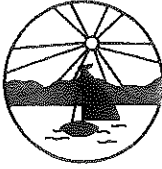
Reserves represent amounts set aside for future expenditures. Statutory reserves require the passing of a specific bylaw before the funds can be expended. Non-statutory reserves require an approved council budget and resolution before funds can be expended.

e) Revenue Recognition

Revenue is recognized when services are rendered in accordance with the Bylaws of the Village of Harrison Hot Springs. Revenue from grants and transfers, from use of own facilities, as well as from general and own services are recorded when rendered and billed.

f) Interest

Interest is reflected in these financial statements as an expenditure in the period when paid. Interest is not accrued for the period from the last payment date to the end of the operating period.



**VILLAGE OF HARRISON HOT SPRINGS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2008**

Statement D

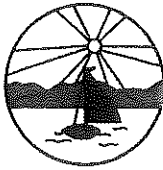
Note 2: PROPERTY, PLANT AND EQUIPMENT

	<u>General</u>	<u>Water</u>	<u>Sewer</u>	<u>2008</u>	<u>2007</u>
Land	\$ 643,564	\$ 34,058	\$ -	\$ 677,622	\$ 677,622
Buildings	946,915	102,382	2,648,833	3,698,130	3,357,636
Engineered Structures	2,974,827	1,816,896	373,863	5,165,586	5,045,438
Equipment	1,638,661	77,222	101,010	1,816,893	1,741,094
Work-in-progress	<u>488,503</u>	<u>129,676</u>	<u>209,391</u>	<u>827,570</u>	<u>197,246</u>
	<u>\$ 6,692,470</u>	<u>\$ 2,160,234</u>	<u>\$ 3,333,097</u>	<u>\$12,185,801</u>	<u>\$ 11,019,036</u>

Note 3: MUNICIPAL FINANCE AUTHORITY

The Village issues debt instruments through the Municipal Finance Authority of British Columbia. As a condition of these borrowings a portion of the debenture proceeds are withheld by the Municipal Finance Authority as a debt reserve fund. The Village also executes demand notes in connection with each debenture whereby the Village may be required to loan certain amounts to the Municipal Finance Authority. The details of the cash deposits and demand notes at the end of the year are as follows:

	<u>Cash Deposits</u>	<u>Demand Notes</u>	<u>2008</u>	<u>2007</u>
General	\$ 4,216	\$ 10,132	\$ 14,348	\$ 14,178
Sewer	4,436	8,790	13,226	38,202
Water	<u>3,654</u>	<u>8,781</u>	<u>12,435</u>	<u>12,288</u>
	<u>\$ 12,306</u>	<u>\$ 27,703</u>	<u>\$ 40,009</u>	<u>\$ 64,668</u>



**VILLAGE OF HARRISON HOT SPRINGS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2008**

Statement D

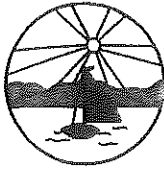
Note 4: LONG TERM DEBT

<u>Date of Issue/Purpose</u>	<u>Issue #</u>	<u>Term</u>	<u>Original Amount</u>	<u>Balance Dec 31/07</u>	<u>Principal Payments</u>	<u>Actuarial Adj.</u>	<u>Balance Dec 31/08</u>	<u>Int Rate</u>
<u>General Fund</u>								
2001 Land	75	01-21	<u>\$ 300,000</u>	<u>\$ 238,288</u>	<u>\$ 9,073</u>	<u>\$ 3,086</u>	<u>\$ 226,129</u>	5.69%
<u>Sewer Fund</u>								
1983 Sewer Ext	33	83-08	200,000	23,285	23,285	-	-	4.75%
1995 Sewer Imp.	60	95-15	<u>177,500</u>	<u>92,056</u>	<u>5,368</u>	<u>4,272</u>	<u>82,416</u>	
			<u>377,500</u>	<u>115,341</u>	<u>28,653</u>	<u>4,272</u>	<u>82,416</u>	
<u>Water Fund</u>								
2001 Water Imp.	75	01-21	<u>260,000</u>	<u>206,516</u>	<u>7,863</u>	<u>2,674</u>	<u>195,979</u>	5.69%
			<u>\$ 937,500</u>	<u>\$ 560,145</u>	<u>\$ 45,589</u>	<u>\$ 10,032</u>	<u>\$ 504,524</u>	

The debenture debt is secured by sinking fund assets. The approximate principal payments and actuarial adjustments due on the long term debt in each of the next five years are as follows:

	<u>2008</u>	<u>2007</u>
2009	\$ 10,655	\$ 10,655
2010	8,957	8,957
2011	7,175	7,175
2012	5,303	5,303
2013	3,338	3,338
Subsequent payments	<u>469,096</u>	<u>524,717</u>
Total payments	<u>\$ 504,524</u>	<u>\$ 560,145</u>

The Village has been approved by the Ministry of Community Development for long term financing for two capital projects. \$1,500,000 has been approved for the construction of a new water reservoir and \$3,100,000 for the construction of a sewer line to connect to the District of Kent's wastewater treatment plant. The Village has chosen the Municipal Finance Authority's Interim Financing Program. No draw downs on this interim financing were undertaken during 2008. Any principal balance owing at the end of five years from the date of the first draw down must be transferred into long term debt.



**VILLAGE OF HARRISON HOT SPRINGS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2008**

Statement D

Note 5: FINANCIAL EQUITY

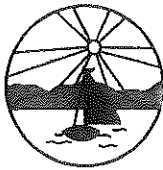
	<u>2008</u>	<u>2007</u>
General (Schedule 1)	\$ 1,088,868	\$ 1,083,381
Sewer (Schedule 2)	451,168	424,570
Water (Schedule 3)	<u>152,604</u>	<u>185,639</u>
	<u>\$ 1,692,640</u>	<u>\$ 1,693,590</u>

Note 6: RESERVES FOR FUTURE EXPENDITURES

	<u>2008</u>	<u>2007</u>
General Future expenditures	\$ <u>930,162</u>	\$ <u>790,770</u>
Sewer System upgrade	<u>186,923</u>	<u>181,089</u>
Water System upgrade	<u>457,369</u>	<u>418,600</u>
Total Non-Statutory Reserves	<u>\$ 1,574,454</u>	<u>\$ 1,390,459</u>

Note 7: STATUTORY RESERVES

	<u>2008</u>	<u>2007</u>
Community Works Fund (Note 10)	\$ 184,219	\$ 120,894
General capital works	496,505	450,721
Parkland acquisition and community amenities	205,719	253,065
Land unexpended funds	7,139	6,915
Port Divestiture Fund (Village's)	272,096	272,877
Joint Fund (Kent/Harrison) Divestiture	<u>126,742</u>	<u>123,427</u>
Total general statutory reserves	<u>1,292,420</u>	<u>1,227,899</u>
Sewage treatment plant reserve fund	1,205,514	1,076,881
Unexpended bylaw funds	<u>73,517</u>	<u>71,180</u>
Total sewer statutory reserves	<u>1,279,031</u>	<u>1,148,061</u>
Total Statutory Reserves	<u>\$ 2,571,451</u>	<u>\$ 2,375,960</u>



**VILLAGE OF HARRISON HOT SPRINGS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2008**

Statement D

Note 8: EQUITY IN PROPERTY, PLANT AND EQUIPMENT

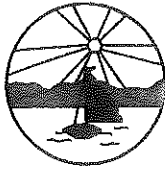
	<u>2008</u>	<u>2007</u>
Assets acquired through operating, sewer and water funds	\$ 1,166,766	467,895
Debenture principal repaid	45,589	43,024
Actuarial adjustments to Municipal Finance Authority debt	<u>10,032</u>	<u>8,492</u>
Net increase in equity in property, plant and equipment	1,222,387	519,411
Equity in property, plant and equipment, beginning of year	<u>10,496,584</u>	<u>9,977,173</u>
Equity in property, plant and equipment, end of year	<u>\$ 11,718,971</u>	<u>\$ 10,496,584</u>

Note 9: CONTINGENT LIABILITIES

a) Contingent Pension Liability

The municipality and its employees contribute to the Municipal Pension Plan (the plan), a jointly trustee pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are defined. The plan has about 150,000 active members and approximately 54,000 retired members. Active members include approximately 32,000 contributors from local governments.

Every three years an actuarial valuation is performed to assess the financial position of the plan and the adequacy of plan funding. The most recent valuation as at December 31, 2006 indicated a surplus \$438 million for basic pension benefits. The next valuation will be as at December 31, 2009 with results available in 2010. The actuary does not attribute portions of the surplus to individual employers. The Village of Harrison Hot Springs paid \$51,155 for employer contributions to the plan in fiscal 2008.



**VILLAGE OF HARRISON HOT SPRINGS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2008**

Statement D

b) Contingent Debenture Liability

Debts of the Fraser Valley Regional District are, under provisions of the Local Government Act, a direct, joint and several liability of the District and each member municipality within the District, including the Village of Harrison Hot Springs.

Note 10: COMMUNITY WORKS FUND RESERVE

Federal Gas Tax Agreement Funds	<u>2008</u>	<u>2007</u>
Opening balance of unspent funds	\$ 120,894	\$ 75,393
Add: Amount received during the year	59,055	47,322
Interest earned	4,270	4,007
Less: Amount spent on projects	<u>-</u>	<u>(5,828)</u>
Closing balance of unspent funds	<u>\$ 184,219</u>	<u>\$ 120,894</u>

Gas Tax funding is provided by the Government of Canada. The use of the funding is established by a funding agreement between the Municipality and the Union of British Columbia Municipalities. Gas Tax funding may be used towards designated public transit, community energy, water, wastewater, solid waste and capacity building projects, as specified in the funding agreements.

Note 11: Capital Lease

The Village has entered into a capital lease with MFA Leasing Corporation for a lease to purchase a portable office trailer placed on a permanent basis on Village owned land. The trailer with an original capital cost of \$40,148 is leased over a 47 month term at \$960 per month, or \$45,137 for the full term, including PST and capitalized interest. To date only the monthly payments made have been capitalized in these financial statements. This policy has been consistently applied in this and prior periods.

Note 12: Significant Taxpayer

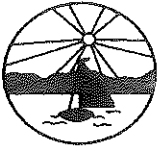
The Village is reliant upon one taxpayer for approximately 23% of the property tax revenue.

Note 13: Comparative Figures

Certain of the comparative figures have been reclassified to conform to the current year's presentation.

Mayor

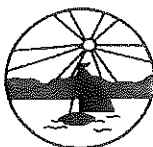
Director of Finance



**VILLAGE OF HARRISON HOT SPRINGS
SCHEDULE OF GENERAL FUND FINANCIAL ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008**

<u>REVENUES</u>	<u>2008 Actual</u>	<u>2008 Budget</u>	<u>2007 Actual</u>
Taxes			
Property taxes and payments in lieu of taxes	\$ 1,648,901	\$ 1,647,120	\$ 1,577,114
Frontage Tax	314,844	330,000	184,109
Total Revenues	1,963,745	1,977,120	1,761,223
Revenues From Own Sources			
Licenses and permits and fines	37,559	26,400	30,440
Boat launch and rentals	93,140	79,300	81,738
Sundry income	5,407	4,850	26,699
Return on investment	54,590	50,150	75,560
Penalties and interest on taxes	38,159	16,050	27,284
Total Revenues From Own Sources	228,855	176,750	241,721
Unconditional Transfers, Federal and Provincial	262,624	260,400	206,763
Conditional Transfers, Federal and Provincial	583,987	806,140	392,740
Surplus From Prior Years Appropriation	-	300,000	-
Collections For Other Governments			
School District No. 78	1,371,877	1,366,300	1,391,996
Regional District	103,618	103,200	97,156
Regional Hospital District	126,042	125,530	124,590
Police Tax	100,547	100,140	95,359
Joint Boards and Commissions	34,537	34,390	34,158
Total Collections For Other Governments	1,736,621	1,729,560	1,743,259
Total Revenues	\$ 4,775,832	\$ 5,249,970	\$ 4,345,706

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**VILLAGE OF HARRISON HOT SPRINGS
SCHEDULE OF GENERAL FUND FINANCIAL ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008**

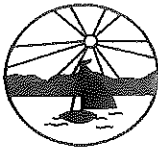
<u>EXPENDITURES</u>	<u>2008 Actual</u>	<u>2008 Budget</u>	<u>2007 Actual</u>
General Government Services			
Legislative	\$ 66,897	\$ 77,800	\$ 63,072
Administration	882,159	748,070	691,894
Total General Government Services	949,056	825,870	754,966
Community Services			
Planning and development	57,842	78,650	48,664
Library Board	46,838	47,000	45,210
Tourism and community improvement	50,877	69,570	55,189
Total Community Services	155,557	195,220	149,063
Protective Services			
Bylaw enforcement	22,628	37,300	18,410
Fire protection	61,261	85,540	49,677
Emergency measures	15,387	18,100	4,900
Total Protective Services	99,276	140,940	72,987
Public Works			
Common services, office, shop and yard	144,803	178,270	127,437
Vehicles and equipment	40,008	50,370	36,308
Total Public Works	184,811	228,640	163,745
Transportation Services			
Roads and streets	98,932	140,890	78,058
Public transit	8,692	6,000	4,524
Total Transportation Services	107,624	146,890	82,582
Environmental and Public Health			
Waste Collection	62,480	74,400	66,046
Recycling	38,789	40,000	39,326
Medical services	5,950	-	-
Animal Control	2,719	3,700	7,360
Total Environmental and Public Health	109,938	118,100	112,732
Recreation and Culture Services			
Beach	39,648	50,600	53,159
Beach facilities and docks	79,648	82,530	76,908
Recreation buildings	41,430	45,080	28,776
Parks, playgrounds and green spaces	41,965	54,890	66,818
Total Recreation and Culture Services	202,691	233,100	225,661
Fiscal Services	26,143	26,150	26,143

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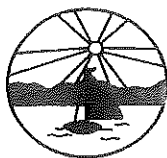
**VILLAGE OF HARRISON HOT SPRINGS
SCHEDULE OF GENERAL FUND FINANCIAL ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008**

<u>EXPENDITURES</u>	<u>2008 Actual</u>	<u>2008 Budget</u>	<u>2007 Actual</u>
Collections for Other Governments, Payments			
School District No. 78	\$ 1,371,877	\$ 1,366,300	\$ 1,390,057
Regional District	103,561	103,200	97,360
Regional Hospital District	125,976	125,530	124,847
Police Tax	100,547	100,140	95,359
Joint Boards and Commissions	34,507	34,390	34,212
Total Collections for Other Governments, Payments	1,736,468	1,729,560	1,741,835
Total Expenditures	3,571,564	3,644,470	3,329,714
NET OPERATING SURPLUS	1,204,268	1,605,500	1,015,992
Net Inter-Fund Transfers			
Transfers from own reserves	248,525	407,500	341,185
Transfers to own reserve funds	(115,055)	(56,000)	(111,493)
Transfers to own reserve accounts (Non stat)	(276,328)	(65,500)	(324,955)
Transfer to own utilities	(314,844)	(330,000)	(184,109)
Transfers to capital funds	(741,079)	(1,561,500)	(400,880)
Total Net Inter-Fund Transfers	(1,198,781)	(1,605,500)	(680,252)
Change in Financial Equity	5,487	-	335,740
Financial Equity, beginning of year	1,083,381	1,083,381	747,641
Financial Equity, end of year, (Note 5)	\$ 1,088,868	\$ 1,083,381	\$ 1,083,381



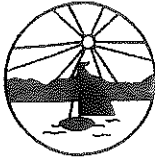
**VILLAGE OF HARRISON HOT SPRINGS
SCHEDULE OF SEWER FUND FINANCIAL ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008**

	2008 Actual	2008 Budget	2007 Actual
<u>REVENUES</u>			
Sale of service	\$ 320,573	\$ 318,000	\$ 284,527
Frontage tax	198,173	206,500	98,081
Sewer facilities assistance grant	8,070	8,070	8,070
Conditional transfers, federal and provincial	344,765	429,840	-
Prior year's equity appropriated for current year	-	74,000	-
Total Revenues	<u>871,581</u>	<u>1,036,410</u>	<u>390,678</u>
<u>EXPENDITURES</u>			
Sewer services	350,098	351,510	222,489
Debt - Principal	28,653	28,670	26,088
- Interest	9,872	9,890	12,595
Total Expenditures	<u>388,623</u>	<u>390,070</u>	<u>261,172</u>
<u>NET OPERATING SURPLUS</u>	<u>482,958</u>	<u>646,340</u>	<u>129,506</u>
Net Inter-Fund Transfers			
Transfers from own reserves	-	136,660	-
Transfers to own reserves	(50,000)	(50,000)	(50,000)
Transfers to capital funds	(406,360)	(733,000)	(42,755)
Total Net Inter-Fund Transfers	<u>(456,360)</u>	<u>(646,340)</u>	<u>(92,755)</u>
Change in Financial Equity	26,598	-	36,751
Financial Equity, beginning of year	<u>424,570</u>	<u>424,570</u>	<u>387,819</u>
Financial Equity, end of year	<u><u>\$ 451,168</u></u>	<u><u>\$ 424,570</u></u>	<u><u>\$ 424,570</u></u>



**VILLAGE OF HARRISON HOT SPRINGS
SCHEDULE OF WATER FUND FINANCIAL ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008**

<u>REVENUES</u>	<u>2008 Actual</u>	<u>2008 Budget</u>	<u>2007 Actual</u>
Sale of service	\$ 112,319	\$ 110,000	\$ 112,820
Frontage tax	116,671	123,500	86,028
Provincial grants	-	-	9,946
MFA Borrowing	-	1,500,000	-
Prior year's equity appropriated for current year	33,035	68,810	-
<i>Total Revenues</i>	<u>262,025</u>	<u>1,802,310</u>	<u>208,794</u>
<u>EXPENDITURES</u>			
Water services	115,256	147,140	112,133
Debt - Principal	7,863	7,870	7,863
- Interest	14,794	52,300	14,794
<i>Total Expenditures</i>	<u>137,913</u>	<u>207,310</u>	<u>134,790</u>
<u>NET OPERATING SURPLUS</u>	<u>124,112</u>	<u>1,595,000</u>	<u>74,004</u>
Net Inter-Fund Transfers			
Transfers from own reserves	-	-	-
Transfers to own reserves	(25,000)	(25,000)	(17,000)
Transfers to capital funds	(99,112)	(1,570,000)	(11,677)
Total Net Inter-Fund Transfers	<u>(124,112)</u>	<u>(1,595,000)</u>	<u>(28,677)</u>
Change in Financial Equity	-	-	45,327
Financial Equity, beginning of year	185,639	185,639	140,312
Appropriation of prior years surplus for current year	(33,035)	-	-
Financial Equity, end of year	<u>\$ 152,604</u>	<u>\$ 185,639</u>	<u>\$ 185,639</u>



General Statistics

	<u>2008</u>	<u>2007</u>
Population – Canada Census	1,609 (est)	1,537(est.)

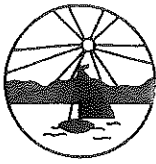
Building Permit Statistics

Single Family	2	2
Commercial Renovation	1	0
Other & Renovations	0	6
Construction Values	\$848,654	\$389,990

	<u>2008</u>	<u>2007</u>
General Assessed Values		
Authenticated Roll	\$ 391,891,451	\$ 336,932,151
Residential	315,823,100	264,464,600
Business	72,466,351	68,897,551
Rec. Non-Profit	3,602,000	3,570,000
Tax Rates		
Residential	2.87817	3.18675
Business	8.92232	9.40091
Rec. Non-Profit	8.92232	9.40091

GENERAL MUNICIPAL 2008 TAX RATES

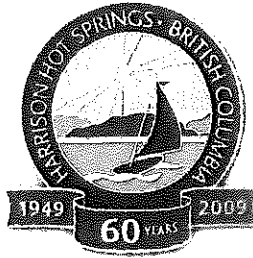
<u>CLASS</u>	<u>VALUES</u>		<u>RATE/\$1,000</u>	=	<u>REVENUE</u>	<u>RATIO</u>
Residential (1)	\$ 315,823,100	x	2.87817		\$ 908,993	1:1
Business (6)	72,466,351	x	8.92232		646,568	1:3.10
Rec/Non Profit (8)	3,602,000	x	8.92232		<u>32,138</u>	1:3.10
Total					\$ <u>1,587,699</u>	



Property Assessments & Tax Rates By Property Class

Class	Residential (1)	Utilities (2)	Business Other (6)	Recreational Non Profit (8)
Analysis of 2008 Taxable Values				
For General Purposes	\$315,823,100	\$ -	\$72,466,351	\$3,602,000
Percentage of Taxable Values	80.60 %	0.00 %	18.49 %	0.91 %
Percentage of General Taxation	57.25 %	0.00 %	40.72 %	2.03 %
Analysis of 2008 Rates (Per \$1,000)				
General	\$ 2.87817	\$10.07360	\$ 8.92232	\$ 8.92232
Debt	0.04750	0.16625	0.14724	0.14724
School	2.63020	14.20000	6.80000	3.60000
B.C Assessment Authority	0.06150	0.47870	0.19440	0.06150
Municipal Finance Authority	0.00020	0.00050	0.00010	0.00020
Regional District	0.20590	0.72065	0.50446	0.20590
Regional Hospital District	0.25046	0.87661	0.61363	0.25046
Police	<u>0.19980</u>	<u>0.69930</u>	<u>0.48950</u>	<u>0.19980</u>
	<u>\$ 6.27373</u>	<u>\$ 27.21561</u>	<u>17.67165</u>	<u>\$ 13.38742</u>

*Note: Properties are categorized into 8 different classes for assessment purposes.
The Village of Harrison Hot Springs has no properties with classes 4 (major industry)
5 (light industry) 7 (managed forest land) and 9 (farm).*



Village of Harrison Hot Springs
NOTICE OF PUBLIC HEARING
Wednesday, June 24, 2009 at 6:00 p.m.
Council Chambers
495 Hot Springs Road, Harrison Hot Springs, B.C.

TAKE NOTICE that the Council of the Village of Harrison Hot Springs will hold a Public Hearing, pursuant to Section 892 of the Local Government Act of British Columbia, as noted above, on the following item:

1. OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW No. 920, 2009

Location: LAKESHORE SPECIAL PLANNING AREA, Village of Harrison Hot Springs

Owner(s): Village of Harrison Hot Springs

Purpose: The bylaw proposes to amend Bylaw No. 864, Official Community Plan as follows:

In Chapter **4 LAKESHORE SPECIAL PLANNING AREA Section 4.2**

Objectives, the following text be added: "Council's objectives are to:"

"4.2.8 Permit interim temporary uses of commercially designated lands within the Lakeshore Special Planning Area when;

- Current market or other issues limit development potential; and*
- When interim development would be considered to be of benefit or positive influence to investment or amenity issues within the Village*

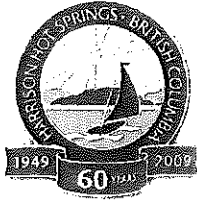
by designating these lands as eligible for Temporary Commercial Permits per Section 921 of the Local Government Act".

Persons who deem that their interest in property is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing, or if you are unable to attend, you may send your written submission to the Village Office, PO Box 160, Harrison Hot Springs, BC V0M 1K0 no later than 4:00 p.m. June 23, 2009. All submissions will form part of the record of the Public Hearing.

The proposed amendment bylaw may be inspected between the hours of 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m., Monday through Friday, excluding holidays, from June 11, 2009 to June 24, 2009, both inclusive, in the Village Office, 495 Hot Springs Road, Harrison Hot Springs, BC. Please direct your enquiries to our Village CAO **604-796-2171**.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Larry Burk,
Chief Administrative Officer



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 920**

**A bylaw to amend Village of Harrison Hot Springs
Official Community Plan Bylaw No. 864**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, the Official Community Plan Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2007.

NOW THEREFORE in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

I. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 920, 2009".

II. TEXT AMENDMENT

1. That the Official Community Plan of Village of Harrison Hot Springs Official Community Plan Bylaw Number No. 864, be amended to include the following:

In Chapter 4 **LAKE SHORE SPECIAL PLANNING AREA** Section 4.2 **Objectives** the following text be added: "Council's objectives are to:"

"4.2.8 *Permit interim temporary uses of commercially designated lands within the Lakeshore Special Planning Area when;*

- *current market or other issues limit development potential; and*
- *when interim development would be considered to be of benefit or positive influence to investment or amenity issues within the Village*

by designating these lands as eligible for Temporary Commercial Permits per Section 921 of the Local Government Act."

III. READINGS AND ADOPTION

READ A FIRST TIME THIS 1st DAY OF JUNE, 2009

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2009

READ A SECOND TIME THIS DAY OF , 2009

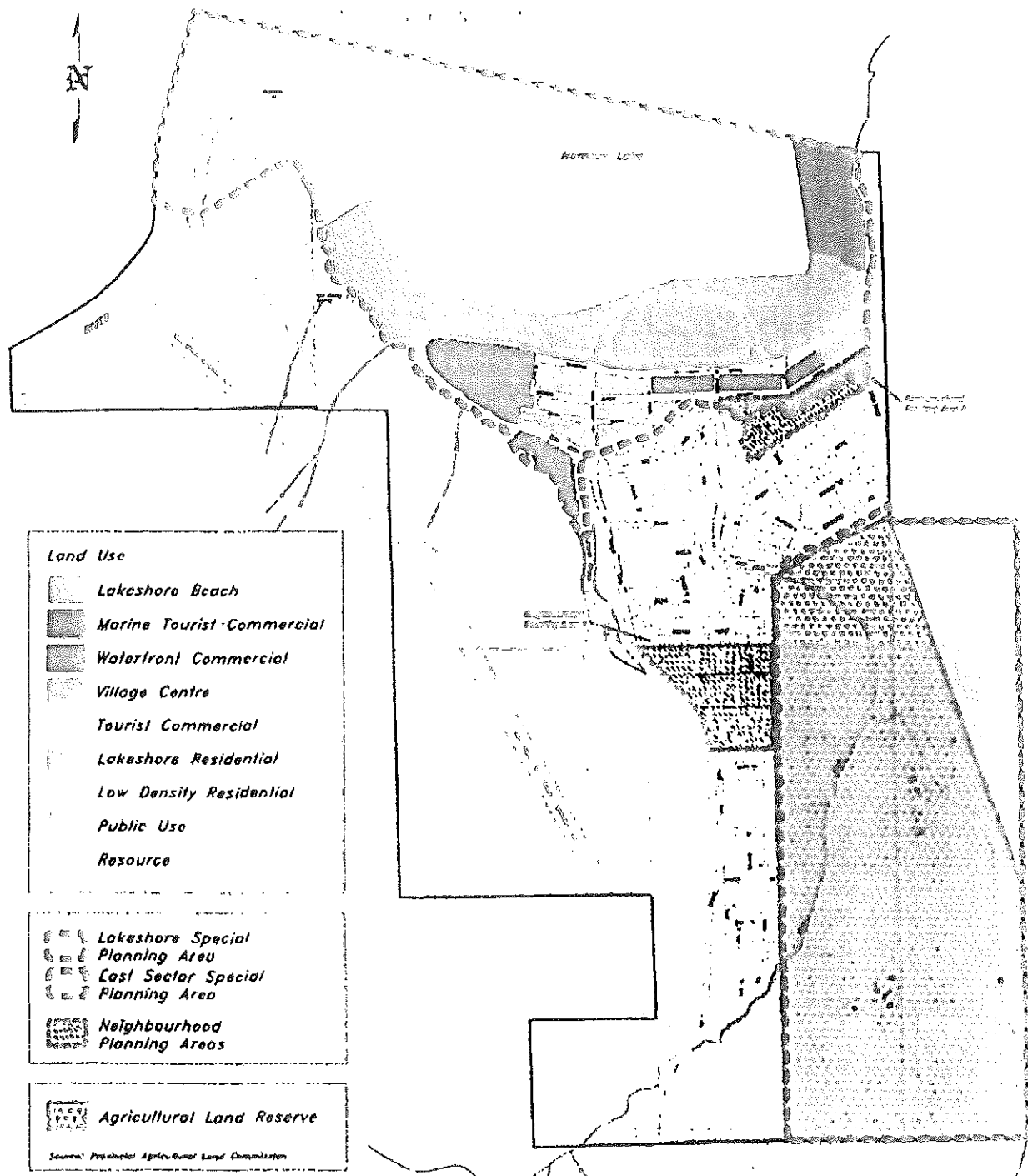
READ A THIRD TIME THIS DAY OF , 2009

ADOPTED THIS DAY OF , 2009.

Mayor

Corporate Officer

Village of Harrison Hot Springs





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** May 27, 2009
FROM: Larry Burk, CAO **FILE:** 3900
SUBJECT: Bylaw 920 OCP Amendment – add text to permit Temporary Commercial Permits in all commercial areas north of Walnut Avenue in the Village.

RECOMMENDATION:

That Council receive this report; and

That Council read a first time the OCP Amendment bylaw 920 and set a public hearing date.

BACKGROUND:

When working toward the cleaning up of lands specifically lands in the high profile areas of the Village like the waterfront there developed a potential that we could take advantage of two things at the same time:

1. Get a couple of lots cleaned up; and
2. Increase parking in the Village near the waterfront

DISCUSSION:

The properties noted on the attached sketch and photos show a significant amount of growth predominated by blackberries. This is not a cover or situation that makes for a positive amenity in the Village, particularly along the waterfront area.

We have been working at getting the owners to clean these lots up. The owners presented an offer to the Village to perhaps use the lands for a parking lot.

The current zone, C2, does not permit a stand-alone parking lot. However there is a provision of the Local Government Act (LGA) that can permit a temporary use on lands when or where such use does not fully comply with a zoning or OCP bylaw

regulation or definition. Section 921 (1) of the LGA permits the approval of a Temporary Commercial Permit by resolution of Council within an area designated within an OCP or zoning bylaw.

An amendment to the zoning bylaw at this time is not an option as this bylaw is to be amended in its entirety some time this year. However it is an option to amend the OCP to include a designated area where Temporary Commercial Permits can be permitted.

Since the commercially dominated areas of the Village are generally around the town center, it is recommended that all lands north of Walnut Avenue, currently designated for commercial use in the OCP be designated as eligible for Temporary Commercial Permit uses at the discretion of Council.

BUDGETARY CONSIDERATIONS:

There are no budgetary considerations. Anyone applying for these permits would pay a fee which would cover the preparation of the appropriate documents by our solicitor.

POLICY CONSIDERATIONS:


A resolution of Council is required to designate an area that would be eligible for Temporary Commercial uses. An amendment to an OCP requires a public hearing and a notice for hearing is required to be posted in two editions of the local paper prior to the hearing.

ALTERNATIVES/OPTIONS:

Council can continue at status quo for the current zoning and OCP bylaws; or

Council can read the OCP amendment bylaw a first time and set a public hearing at the earliest possible time. *PREFERRED*

Respectfully submitted for your
consideration;



Larry Burk
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** June 19, 2009
FROM: Larry Burk,
Chief Administrative Officer **FILE:** 8100-20
SUBJECT: Approval of street closure – Maple Avenue – between Esplanade and
Lillooet for Festival of the Arts – July 15th only

RECOMMENDATION:

THAT Council approves the closure of Maple Avenue between Esplanade Avenue and Lillooet Avenue on July 15th from 8:00 am to 10:00 pm for Festival of the Arts set up and special events.

DISCUSSION:

This is typical of the Festival and is done each year. No businesses will be affected. The Festival of the Arts organizers will have to arrange for tour bus parking at another location.

It is suggested that they arrange to block a sufficient length of the existing parking on Lillooet and post it "for tour bus only on the 15th". Signs can be purchased from the Village.

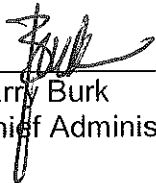
BUDGETARY CONSIDERATIONS:

The Village has sign stands and signs can be made on our plotter and laminated for a nominal fee of \$5 each.

POLICY CONSIDERATIONS:

A resolution of Council is required to close any street in the Village.

Respectfully submitted for your
consideration;



Larry Burk
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

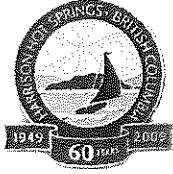
TO: Mayor and Council **DATE:** June 23, 2009
FROM: Debra Key,
Executive Assistant **FILE:** 0570
SUBJECT: Clarification of Council Meeting Schedule for July, August and
September, 2009

The schedule for Regular Council meetings was adopted at the December 1, 2008 Inaugural meeting of Council. Meetings for the summer months of July, August and September were scheduled for July 6, August 4 and September 8, 2009 which are the first Monday (Tuesday) of the month.

In order to meet the requirements of Council Procedure Bylaw No. 801, section 5(2), meetings for the summer months shall be rescheduled to July 13, August 10 and September 14, 2009 unless it is Council's wish to retain the current schedule.

Respectfully submitted for your
consideration;

Debra Key
Executive Assistant



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 916

Being a Bylaw to establish regulations for the burning of outdoor fires

WHEREAS Section 8 (3) (h) of the *Community Charter* provides that a Council may, by bylaw, regulate, prohibit and impose requirements in relation to the protection and enhancement of the well-being of its community in relation to the matters referred to in section 64;

AND WHEREAS: Section 64 (c) of the *Community Charter* provides that the authority of a council, under section 8 (3) (h) may be exercised in relation to the emission of smoke, dust, gas, sparks, ash, soot, cinders, fumes or other effluvia that is liable to foul or contaminate the atmosphere;

AND WHEREAS: Council deems it desirable to regulate the outdoor burning of wood for campfires within the Village of Harrison Hot Springs (the Village);

NOW THEREFORE, the Council of the Village of Harrison Hot Springs, in open meeting assembled, hereby enacts as follows:

1. CITATION

- 1.1 This Bylaw may be cited for all intents and purposes as the "Outdoor Campfire Regulation Bylaw No. 916, 2009".

2. DEFINITIONS

In this Bylaw:

"Bylaw Enforcement Officer" means the person appointed from time to time by Council for the purpose of administering the provisions of the bylaw;

“Campground” means land provided for the seasonal or temporary accommodation of the traveling public using tents or recreational vehicles, but excludes a mobile home park;

“Camping Space” means a site in a campground used by a trailer, recreational vehicle or tent;

“Corporate Officer” means the Corporate Officer of the Village;

“Communal Campfire” means a campfire that would be used by a campground for their patrons and located in a central area away from external roadways of the campground;

“Construction Material” means any material used for or originating from any new construction, renovation or demolition of a building or structure and includes wood products;

“Fire Chief” means the Chief of the Fire Department as appointed by the Village;

“Fire Department Officer” means the Fire Chief, Deputy Fire Chief, Captain, or other officer of the Harrison Hot Springs Fire Department;

“Operator” means the operator, manager, owner or other person responsible for the management and operation of a Campground.

“Recreational Vehicle” means a trailer, camper, motorhome, either self propelled, towed or carried, designed for the express use of camping and travel.

3. SCOPE

- 3.1 No campground shall allow a Communal Campfire to be set without first obtaining a valid campfire permit for each Communal Campfire on their lands.
- 3.2 Communal Campfires may be set and kindled using only dry seasoned wood, or a wood product designed for campfires that burn with little smoke or residue.
- 3.3 Communal Campfires shall only be set between the hours of 5:00 p.m. to 10:00 p.m. All campfires shall be completely extinguished and smokeless by 10:30 p.m.

- 3.4 Each Communal Campfire shall be contained within a fire ring or contained area not larger than four feet in diameter.

4. PERMITS

- 4.1 The Corporate Officer or Fire Chief shall have the authority to grant, suspend or revoke a Campfire Permit.
- 4.2 The application for a Campfire Permit shall be in a form prescribed from time to time by Council.
- 4.3 All Campfire Permits shall be issued so as to terminate on the 31st day of December in each calendar year, regardless of when the permit was issued.
- 4.4 The application form shall be delivered to the Village Office and shall be accompanied by the Campfire Permit fee as specified in the Fee Schedule Bylaw.
- 4.5 In the event the Bylaw Enforcement Officer, Fire Chief or any Fire Department Officer attends in response to a complaint about a campfire in a campground that holds a valid Campfire Permit, that campground shall have all of their Campfire Permits suspended pending a report to the Corporate Officer on the incident.

5. RESTRICTIONS

- 5.1 A Campfire Permit may be suspended or revoked upon any violation of this Bylaw or any violation of the terms of the permit.
- 5.2 Any decision by the Corporate Officer or Fire Chief to refuse, suspend or revoke a Campfire Permit may be reconsidered by Council.
- 5.3 If the Corporate Officer or the Fire Chief or any deems it advisable, because of the existence of hazardous fire conditions, poor air quality, poor wind conditions or an air inversion, he may suspend any permit issued under this Bylaw.
- 5.4 No person shall, at any time, burn any rubbish, garden refuse, coal, tires, oil, asphalt shingles, battery boxes, plastic material, synthetic material or construction material of any kind;
- 5.5 No Communal Campfire shall be set within 10 metres of any building or adjoining property line;
- 5.5 No Communal Campfire shall be permitted within 20 metres of any municipal road in the Village;

- 5.6 The location(s) of Communal Campfires shall be located so as to ensure that smoke from the campfire does not become a nuisance to neighbouring properties;
- 5.7 Only dry, unpainted, unstained, seasoned wood may be used for burning;
- 5.8 No person shall at any time set out, start or kindle a fire on any beach or foreshore of Harrison Lake, Harrison River or Miami River or its tributaries within the Village;
- 5.9 No person shall allow any fire that they have set out, started or kindled to spread to where it could cause damage to property;
- 5.10 No person shall permit any other Communal Campfire to be set during high wind conditions, or when wind falls below 8 km/hr, or if there is an air inversion;
- 5.11 No Communal Campfires shall be left unattended at any time;
- 5.12 No operator shall leave the site of a Communal Campfire before extinguishing it completely.

6. OFFENCE

6.1 Every person who:

- a) offends against any of the provisions of this Bylaw;
- b) suffers or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
- c) neglects to do or refrains from doing any thing required to be done under this Bylaw;
- d) does any act or thing which violates any condition, restriction or provision incorporated in a permit issued under this Bylaw;

shall be deemed to have committed an offence under this Bylaw.

7. PENALTY

- 7.1 Campfire permits shall be revoked by the Corporate Officer on receipt of report from the Bylaw Enforcement Officer, Fire Chief or Fire Department Officer outlining offences to the bylaw;

- 7.2 Every person who commits an offence contrary to the provisions of this Bylaw is subject to a fine as outlined by the BNEB Bylaw No. 918;
- 7.3 Each day that a violation is permitted to exist constitutes a separate offence.

8. ENFORCEMENT

- 8.1 The Corporate Officer, Bylaw Enforcement Officer, the Fire Chief or any Fire Department Officer may enter upon any property or premises at all reasonable times for the purpose of administering, or enforcing this Bylaw including without limitation, for the purpose of ascertaining whether the regulations and provisions of this Bylaw are being, or have been complied with, and whether the terms of any permit issued under this Bylaw are being, or have been complied with.
- 8.2 The Corporate Officer, Fire Chief or any Fire Department Officer is hereby authorized and empowered to issue orders in writing requiring the correction or cessation of any activity that is being conducted contrary to the provisions of this Bylaw, or any permit under this Bylaw, and to deal with any matter in the manner not repugnant to any provision of the *Fire Services Act*.
- 8.3 The Corporate Officer, Bylaw Enforcement Officer, the Fire Chief or any Fire Department Officer, if they deem it advisable on account of the existence of a hazardous fire condition, poor air quality, poor wind conditions or an air inversion, may cancel or suspend any permit issued under this Bylaw until such time as the hazardous condition, poor air quality, poor wind conditions or an air inversion ceases to exist.
- 8.4 No person shall obstruct or interfere with the Corporate Officer, Bylaw Enforcement Officer, the Fire Chief or any Fire Department Officer while they are lawfully engaged in or in the discharge of their duties under this Bylaw.
- 8.5 All permits are immediately suspended without notice upon issuance of burning bans by the federal or provincial authorities.

9. SEVERABILITY

- 9.1 If any section, subsection, sentence, clause, or phrase in this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of the Bylaw.

10. REPEAL

10.1 "Outdoor Campfire Regulation Bylaw No. 816, 2004" is hereby repealed.

READ A FIRST TIME THIS 19th DAY OF MAY, 2009.

READ A SECOND TIME THIS 19th DAY OF MAY, 2009.

READ A THIRD TIME THIS DAY OF , 2009.

ADOPTED THIS DAY OF , 2009.

Mayor

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 917

Being a Bylaw to regulate and prohibit the cutting and trimming of trees

WHEREAS Section 8 (3) (c) of the *Community Charter* provides that a Council may, by bylaw, regulate, prohibit and impose requirements in relation to the protection and enhancement of trees within the Village of Harrison Hot Springs;

AND WHEREAS: Council deems it desirable to regulate and prohibit the cutting and trimming of trees within the Village of Harrison Hot Springs;

NOW THEREFORE, the Council of the Village of Harrison Hot Springs, in open meeting assembled, hereby enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Tree Protection Bylaw No. 917, 2009."

2. DEFINITIONS

In this Bylaw:

"Building Site" means that portion of a lot on which a building is approved to be sited under a valid Building Permit issued by the Village, together with that area of the same lot that is within 10 metres of such portion of the lot and any driveway or septic field area indicated on the building permit.

"Building Envelope" means the area on a lot where a building can be constructed which is determined by the setbacks as per the Zoning Bylaw.

“Cut Down” means to cut down, kill or remove a tree by any means and includes the topping of a tree and the removal from a tree of any branch or limb having a diameter of more than 20 centimetres.

“DBH or Diameter at breast height” means a standard method of expressing the diameter of the trunk or bole of a standing tree.

“Pollard” means a tree whose branches are cut back extensively to encourage denser growth.

“Tree” means any living, erect, woody plant which:

- a) is 5 metres or more in height; or
- b) has a trunk diameter of 100 millimetres or more measured in accordance with Section IV; or
- c) is a replacement tree planted pursuant to this Bylaw.

3. **AREA OF APPLICATION**

1. This Bylaw applies to all lands within the Village of Harrison Hot Springs.
2. This Bylaw shall apply to any lands where a Development Permit is in effect.
3. In addition to the requirements of this Bylaw, in relation to tree trimming or cutting, all owners and occupiers of land must comply with all requirements of the Ministry of Environment, Department of Fisheries and Oceans, and any other authority having jurisdiction.

4. **MEASUREMENT OF TREE DIAMETER**

For the purposes of this Bylaw:

1. The trunk diameter (**DBH**) of the tree shall be determined by dividing the circumference of the trunk measured 1.3 metres above the ground by 3.142; and
2. The trunk diameter (**DBH**) of a tree having multiple trunks 1.3 metres above the ground shall be the sum of:
 - a) the diameter of the trunk having the greatest diameter, and
 - b) 60% of the diameter of each additional trunk.

5. TREE CUTTING/TRIMMING PERMIT

1. No owner or occupier of land or any person acting under the authority of an owner or occupier of land shall cut down any tree or hire, permit or suffer another person to cut down or trim any tree except in accordance with a tree cutting/trimming permit.
2. A tree cutting/trimming permit is not required to:
 - a) cut down a tree located within a Building Site as the result of approval of a Building Permit; or
 - b) cut down, top or remove any tree, branch or limb upon written approval of the Village;
 - c) cut or remove a tree, branch or limb which has been severely damaged by a natural cause;
 - d) trim fruit trees; or
 - e) trim any tree whose diameter is less than 100 mm diameter;
3. No land clearing shall occur between February 15th and May 31st of any year (nesting season).
4. It is preferred that all trimming of trees be undertaken by a qualified person.
5. Despite the above the form of trimming sometimes referred to as "pollarding" is not permitted within the Village.
6. A permit is required to remove a hazardous/dangerous tree. Prior to a permit being approved, a Dangerous Tree Assessment report shall be completed and submitted by a person qualified under the International Society of Arboriculture (ISA). Dangerous trees shall only be removed by qualified persons.

6. APPLICATION FOR PERMIT

1. Every application for a tree cutting permit shall be accompanied by a non-refundable application fee in accordance with the Fee Schedule Bylaw.
2. The permit application shall be made on the form prescribed by Council and shall be accompanied by a Plan identifying the location of trees on the lot in sufficient detail to the satisfaction of the Village.

3. In determining the location of a tree on a lot for permit application purposes, the location of the tree shall be determined at the point at which the trunk of the tree meets the ground, or 1.4 metres above grade if the trunk is inaccessible.
4. Where a tree is equal to or greater than 150 cm diameter is growing on the edge of a Building Envelope, every attempt to move the building shall be made to avoid cutting the tree. The building shall be moved, frontage or rear setbacks adjusted and side yard setbacks adjusted up to 30% without the need for a Development Variance Permit.

7. REPLACEMENT TREES

1. Any owner who cuts down a tree without a permit shall, in addition to any fines or penalties, shall plant two trees for each tree cut down.
2. Where replacement trees are required to be provided in accordance with 7.1, such replacement trees shall be provided and planted as follows:
 - a) Replacement trees shall be planted in the location(s) designated by the Village.
 - b) The size of the replacement tree shall be a minimum 25 mm (1") 1.2m above the root ball and a minimum of 1.5 m tall.
 - c) Every replacement tree shall be spaced from other trees and shall be watered, fertilized and maintained in accordance with sound horticultural practice so as to best ensure the survival of the replacement tree and other surrounding trees.
 - d) The ratio for replacement shall be two replacement trees for every tree cut or removed.
 - e) The owner or occupier of land shall provide the Village security in the amount of 120% of the total cost, as estimated by the Village, of replacing and maintaining the replacement tree for a period of 3 years in the form of cash or letter of credit to guarantee performance of the requirements as set out in this Bylaw.
 - f) the species of any replacement tree shall be as directed by the Village.

8. ADMINISTRATION AND ENFORCEMENT

1. Any Village employee or agent given authority by the Council, may enter at all reasonable times on any property to make an assessment or inspection for

any purpose under this Bylaw or to determine whether the regulations of this Bylaw are being observed, but only after reasonable notice of intended entry is given to the owner or occupier.

2. No person shall prevent or obstruct or attempt to prevent or obstruct entry of any Village employee or agent authorized to enter upon property by this Bylaw.

9. PENALTY AND ENACTMENT

Except where the penalty is otherwise provided for in the ***Community Charter***, every person who offends against any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of the provisions of this Bylaw, or neglects to do or refrains from doing anything required to be done by this Bylaw, shall be deemed to have committed an offence under this Bylaw and shall be liable to fines specified under the BNEB Bylaw No. 918.

10. REPEAL

1. That "Tree Protection Bylaw No. 695, 1998" and all Schedules attached thereto be repealed in its entirety.

READ FOR A FIRST TIME THIS 19th DAY OF MAY, 2009.

READ FOR A SECOND TIME THIS 19th DAY OF MAY, 2009.

READ FOR A THIRD TIME THIS DAY OF , 2009.

ADOPTED THIS DAY OF , 2009

Mayor

Corporate Officer

