



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND MEETING AGENDA

SPECIAL COUNCIL MEETING

Date: Monday, August 17, 2009

Time: 8:30 a.m.

Place: Council Chambers, Village of Harrison Hot Springs

1. CALL TO ORDER

Meeting called to order by Mayor Becotte

2. ITEMS FOR DISCUSSION

Change of Regular Council Meeting from September 14 to September 21, 2009 and cancel October 5, 2009 meeting

3. REPORTS FROM STAFF

Report of Chief Administrative Officer – August 17, 2009 (Verbal) Re: Road Closure on McCombs Road for repaying of McCombs Road between Miami River Drive and Alder Avenue

Report of Chief Administrative Officer – August 17, 2009 (Verbal) Re: ILMB Notification of Proposed Disposition of Crown Land for Quarrying Purposes at Harrison Lake

Resolve to close the meeting to the public pursuant to Section 90(1)(e) and (g) of the *Community Charter*.

4. BYLAWS

5. ADJOURNMENT

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Larry Burk Chief Administrative Officer

	FILE # DATE
	30200 AUG 12 2009
	ACCTS P/R
BRITISH	
COLUMBIA	
The Best Place on Earth	DSUP P/W BOMAYOR
	DPAYROLL BCOUNCIL
August 6, 2009	ITEM A P C . Quita.
	TAX ITEM A O C COUNCIL AGENDA & Weich Miles DATE Aug i7 Land File No: 2410151
	(ITEMS: A - REQ, ACTION;
Village of Harrison Hot Springs	District of Mission
PO Box 160	PO Box 20
495 Hot Spring Road	8645 Stave Lake Street
Harrison Hot Springs BC	Mission BC V2V 4L9
V0M 1K0	Sharon Fletcher – Planning Dept

Re: Notification of Proposed Disposition of Crown Land for Quarrying Purposes located at Harrison Lake, BC

The Fraser Valley Regional District (FVRD) responded to a referral sent by the Integrated Land Management Bureau (ILMB) and indicated that the Village of Harrison Hot Springs and the District of Mission should be notified of this proposed application. The purpose of this letter is to notify the Village and the District of a *Land Act* tenure application submitted by Southview Sorting Ltd for the purpose of quarrying sand and gravel. The proposed site is located at Harrison Lake, BC.

Information regarding this application:

1. The application is for a sand and gravel quarry license of occupation

- 2. The size of the quarry is approximately 13.88 hectares
- 3. Tenure term is 10 years

If the Village or the District has any specific comments related to this application we would appreciate you bringing them forward before August 28, 2009. If no concerns are brought forward following this date, ILMB will be making a decision in favor of this application. If you have any questions regarding this letter or require further information, please feel free to contact me directly at (604) 586-5410.

Sincerely,

Jacqueline Cavill, RPF Land Officer

Integrated Land Management Bureau

Ministry of Agriculture and Lands Mailing Address: Integrated Land Management Bureau Ministry of Agriculture and Lands Suite 200 - 10428 153 St Surrey BC V3R 1E1 Tel (604) 586-4400 Fax (604) 586-4434 Location: Suite 200 – 10428 153 St Surrey BC V3R 1E1

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Applying for a Crown Land Tenure

All applications must include completed application form, general location map, local detail map. appropriate fees and attachments as indicated below. INFORMATION REGARDING APPLYING FOR CROWN LAND AVAILABLE AT www.al.gov.bc.ca/clad/land_prog_services/programs.html PART 1. NAME(S) AND MAILING ADDRESS Applicant Name: FULL LEGAL NAME of Individual(s), Company or Society, Ministry or Your File: Southview Sorting Ltd. Government Agency Agent Name & Mailing Address: Contact Name for Company or Ministry Applicants: **Brent Tolmie** postal code Applicant Mailing Address: 58930 St. Elmo Rd, BC (100E) Postal code V0X1L2 Agent Contact Numbers: Phone: Fax: Applicant Contact Numbers: Phone: 604-798-9533 Agent Email Address: Fax: 604-823-7129 Davtime Phone: Applicant Email Address: Southview@shaw.ca For applications made by more than one individual: For your information: Joint Tenants: on the death of one tenant the interest passes to surviving tenant. Tenants in Common: on the death of one tenant the interest passes to the beneficiaries of the estate. BC Inc. #. BC Registration # or Society #: **GST Registration #:** Canadian Citizen or Permanent Resident XYes INo Age: 19 or over XYes No Do you hold another Crown land tenure? Yes 🛛 No If yes, provide File Number: Period of Projected Use: 🗌 Two years or less 🔲 Two to five years 🛄 Five to ten years 🔀 Ten to thirty years 🗌 More than thirty years Application Type: I new application I replacement application - file number investigative permit application amendment application – file number Proposed Use/Tenure Type: (e.g. powerline right of way, gravel quarry licence): Gravel Quarry

FOR OFFICE USE ONLY		
RECEIMED	File Number: 24/015/	Project Number:
MAR 0 4 2009	Disposition ID:	Client Number:
Ministry of Agriculture and Lands Log No.		





sukhder.randhawa@gov.bc.ca
PART 2 (continued)
General Location of Crown land (i.e. distance from nearest community, Indian Reserve or significant geographic location such as a lake or mountain; location on a named road; etc.):
Please provide a shape file if available. Area in Hectares: 14.5 OR length (km/m): width (km/m):
PART 3. LEGAL DESCRIPTION OR BOUNDARY DESCRIPTION
If surveyed, give legal description: as provided by the local Land Title Office (e.g., Lot 1 of Section 31, Township 12 W6M Kamloops Division of Yale District Plan 18411). A legal description is found in the Certificate of Title (CofT). A copy of the CofT must be attached to the application. A copy of your Registered Survey Plan, if available, will confirm the dimensions of the place of use.
If unsurveyed: enter description of unsurveyed Crown land and description of boundaries. <u>as on the original application</u> and included on the revised map. <u>114m 38 deg. 390m 130 deg.</u> 375m 215 deg. 195m 290 deg. 65m 339 deg. <u>335m 10 deg.</u>
 Instructions to Describe Unsurveyed Crown Land The point of commencement, for unsurveyed parcels, should be described in terms of an existing survey post (e.g., 18 metres west of the S.E. corner of the parcel) or a readily identifiable geographic feature (e.g., a prominent point of land or intersection of two roads) to enable accurate location of the parcel. Boundary lines of the area must be, as much as possible, astronomically true north, south, east and west so that a rectangular lot is formed.
 Where the topographic features of the area do not allow for rectangular boundary lines running true north, south, east and west, then boundaries will be permitted in other directions as long as they do not interfere with the orderly survey of other surrounding land.
 The side lines of small parcels fronting on lakes, rivers, tidal waters and on certain surveyed highways shall, where possible, be parallel to each other and perpendicular to the general trend of the features on which the small parcel fronts.
• The sidelines for unsurveyed foreshore shall, as a general rule, be laid out at right angles to the general trend of the shore. This may be varied to suit special conditions, but encroachment on the foreshore fronting adjoining lands shall be avoided. The outside or waterward boundary shall be a straight line or series of straight lines joining the outer ends of the side boundaries. On narrow bodies of water the outside boundary shall not normally extend beyond the near edge of the navigable channel.
1 hectare = 2.471 acres 1 metre = 3.281 feet 100 metres x 100 metres = 10,000 square metres or 1 hectare

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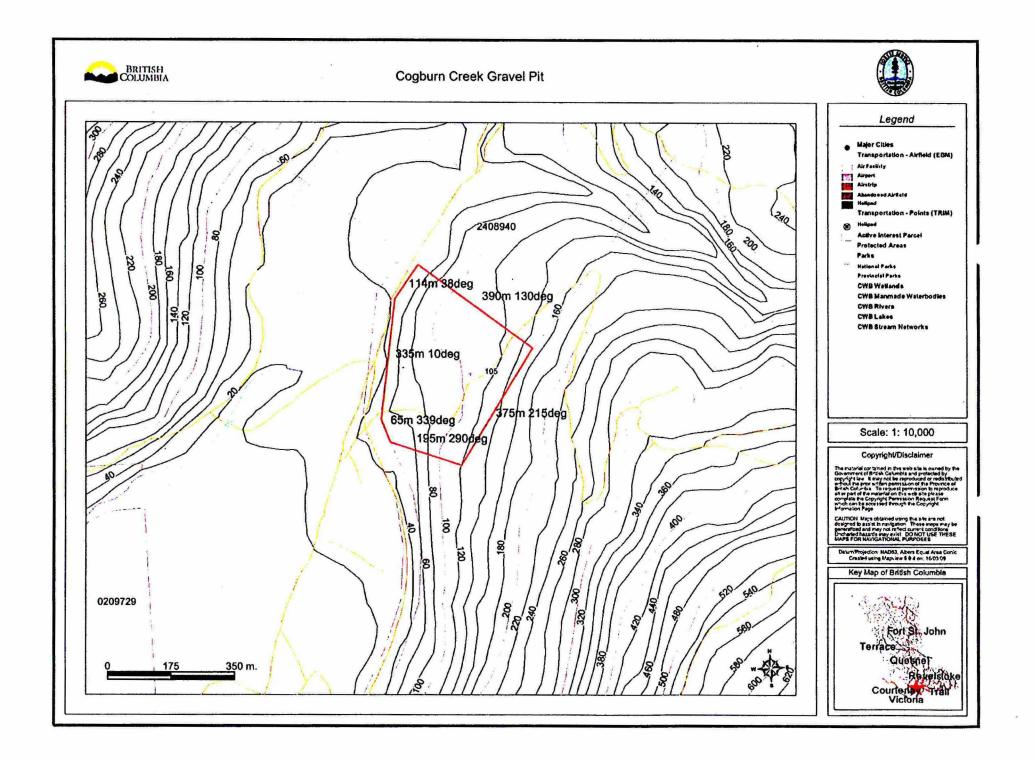
PART 4. APPLICATION CERTIFICATION		
All applications must be complete. Incomplete applications will be returned to applicant. Please refer to the specific program requirements (e.g., Aggregates, Commercial, Residential) for information that must be submitted with this application.		
All of the following must be attached to or enclosed with this application form:		
Fees (in the amount indicated in Part 2) to Minister of Finance (cheque or credit card authorization form attached or pay in person with debit card or cash)		
General Location Map(s) at a scale of 1:50,000 to 1:250,000 indicating general location of the area under application and the location of access roads, watercourses and other major landmarks.		
Detailed Site Map(s) outlining in detail the area under application, showing the exact perimeter boundaries of the application area including the dimensions (in metre) and area (ha), including watercourses, district lots etc.		
Program Specific Requirements (i.e. communication site, agriculture, industrial). Program specific requirements can be confirmed at http://www.al.gov.bc.ca/clad/land_prog_services/programs.html		
<u>PLEASE NOTE</u> : Additional items may be required (e.g. Advertising, Security Deposit, Proof Of Insurance, Letter Of Consent) Please consult Program Policies or contact FrontCounter BC for further information. Some items may have additional associated costs or require additional processing time.		
Applicant or Agent signature(s):		
M.B. De	Date: <u>March 2, 2009</u>	
PLEASE RETAIN & COPY OF THIS APPLICATION FOR YOUR RECORDS		

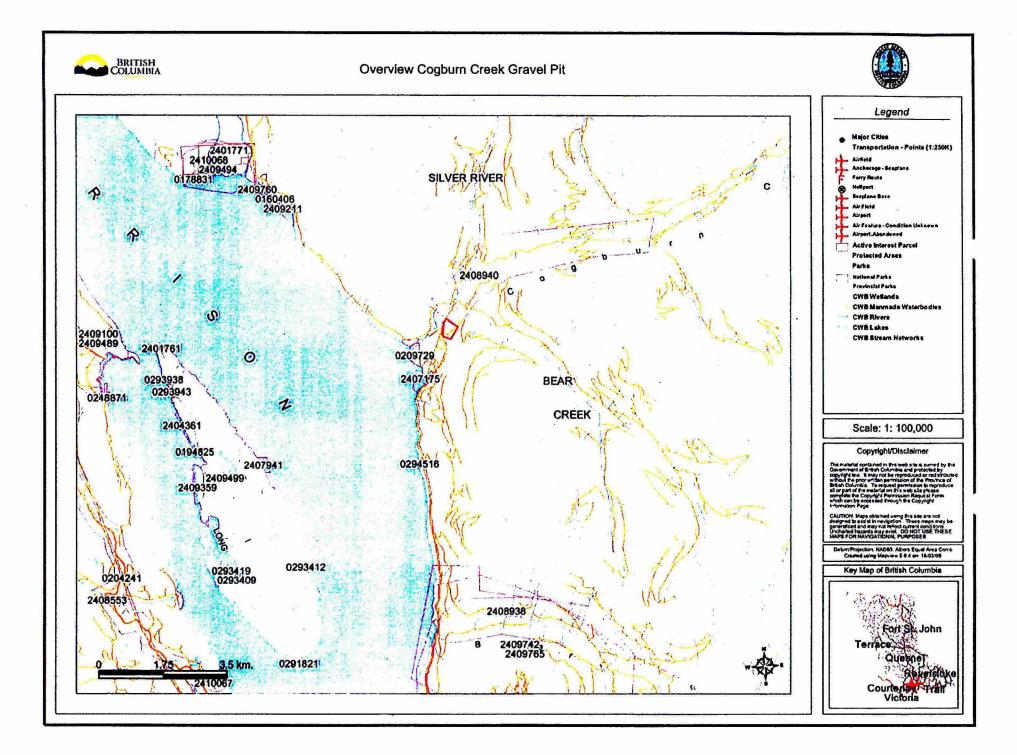
NOTE: The information you provide will be subject to the Freedom of Information and Protection of Privacy Act. If you have any questions regarding the treatment of your personal information, please contact the Manager, Privacy, Information Access and Records Management.

The submission of this form does not in any manner convey any rights to use or occupy Crown land.

FRONTCOUNTER BC OFFICE LOCATIONS www.frontcounterbc.gov.bc.ca OR Call Toll-Free 1-877-855-3222

Cranbrook	Fort St. John	Kamloops
1902 Theatre Road	Ste 100, 10003 110 th Avenue	Ste 210, 301 Victoria Street
Cranbrook BC V1C 7G1	Fort St John BC V1J 6M7	Kamloops BC V2C 2A3
Nanaimo	Prince George	Smithers
Ste 142, 2080 Labieux Road	Ste 200, 1488 Fourth Avenue	1 st Floor, 3726 Alfred Avenue
Nanaimo BC V9T 6J9	Prince George BC V2L 4Y2	Smithers BC V0J 2N0
Surrey	Victoria	Williams Lake
Ste 200, 10428 – 153 rd Street	Ste G7, 1001 Douglas Street	Ste 201, 172 North 2 nd Avenue
Surrey BC V3R 1E1	Victoria BC V8W 2C5	Williams Lake BC V2G 1Z6





Management Plan For Southview Sorting Ltd.

Objective:

Southview Sorting Ltd. is applying to lease from the Province of British Columbia a 21.5-hectare parcel of land for an aggregate pit. The lease of this property will help the company diversify as at present it is directly tied to the forest industry.

Proposed:

The material will be mined, processed, and sold as an aggregate product. The specific target market is Independent Power Project (IPP) contractors and owners on the east side of Harrison Lake. These projects consume very large amounts of aggregates for various phases including concrete, structures, backfill, road topping, and pipe bedding, as well as general construction use.

Location:

The area of application is approximately 30km north of Harrison Hot Springs near Cogburn Creek. The area is a very large sand and gravel deposit that grows up from Lake level. At present Lakeside Pacific Forest Products Ltd. has recently logged much of the application area under their Forest and Range agreement with the Government of BC. The area is 21.5 hectares in size and will be accessed from the Harrison East Forest Service Road. The site includes valley bottom for stockpile area as well as the hillside aggregate pit.

Description of Work:

Southview has taken samples of the sand and gravel from the application area. A copy of the report from Valley Testing Services Ltd. is attached to the management plan. Testing has revealed that the pit is highly suitable for general construction aggregates including MMCD, concrete aggregate components, and pit run.

Estimated annual production is as follows:

Year One	Setting up operations and stripping the area.
Year Two	25,000m3
Year Three	50,000m3
Year Four	50,000m3
Year Five	50,000m3

The area is a hillside with deposits of gravel accessible from a south facing cut bank that is currently under Forestry SUP by Lakeside Pacific Forest Products Ltd. The top area is accessible from an adjacent forestry road (South Talc Creek). Mining the material would be possible via conventional dozer stripping or via a yarding system such as used by dragline contractors (view <u>www.ramseycoinc.com</u> for more information). All materials will be screened, with some being crushed, and others being washed for use in concrete components. A stockpile area would be housed on the flat area at the foot of the slope.

Present State of the Land:

The area is in the FSP area administered by Lakeside Pacific Forest Products Ltd. Both map and ground recee of the area revealed no creeks present in the application area. Archaeological Impact Assessments have been conducted in three parts of the application area and are available if requested. Lakeside has a Special Uses Permit on a small part of the application area but has agreed to relinquish it if the tenure application is successful. A letter acknowledging this is available on request.

Additional Information:

Environmental-

- There will be no visual impact from Harrison Lake.
- The site is more than 2km away from the lake.
- Most of the area has been logged and is currently in a replanted state with trees averaging 6 ft in height.
- Little traffic passes this area as forestry recreation sites end at 22km (Cogburn Beach) and vehicles that do pass by the existing mined face already.
- There will be no Atmospheric, Aquatic, or Fish and Wildlife impacts in the development of this area.

Socio-Community-

 This area is largely unknown to those other than forestry or mine related personnel. Impact would be negligible.

Marketability-

This aggregate pit has been well known for a long while but has never made sense because of the distance to market. It has high suitability for concrete aggregates and general construction materials but the haul costs have made it uneconomical to this point.

With the advent of penstock " run of the river" hydroelectric interests on the east side of Harrison Lake, this material now has a very real market potential. In Southview's dealings as a service provider to Peter Kiewit Sons on the Cloudworks Energy Kwalsa Upper Stave Power Project, we have witnessed them import many thousands of tons of aggregates in addition to the material they have quarried on site themselves. These projects consume hundreds of thousands of tonnes of varying material, all which can be provided at lower cost to IPP contractors building in the area.

At present, Cloudworks is seeking to build another round of projects within 10 km of the application area. There are also proposals on Cogburn, Bear, and Slollicum Creeks at present from various operators. As these projects come to fruition, the necessity to upgrade the East Harrison Forest Service Road will become even more pressing, thus creating another market for material, as well as making the proposed pit more competitive with "in town" producers. With a

good haul road in place, the pit could overcome the prohibitive nature of the current hauling costs.

As these IPPs bring power down the East corridor, the provincial government also has a unique opportunity to establish some new recreational lease properties along the forest service road. Many recreational cabin owners have been faced with declining property and esthetic values as "bug kill" wood have turned once lush green lakes into "red" deserts. Harrison Lake has almost no pine and is highly suited to recreational boating, thereby creating great potential for government revenues in lease held recreational lots.

Also, if hydro becomes available from Silver River south, a few parcels privately owned would have great value in terms of recreational development. Harrison Lake is a great target area with its diversity and proximity to Vancouver and development would be even more viable with a good aggregate source imminently available.

Thank you for your consideration in this matter.

Regards,

Mrs. J

M. Brent Tolmie Owner Southview Sorting Ltd.



7170 Cheam Avenue P.O. Box 70 Agassiz, British Columbia Canada VOM 1A0

Tel: (604 796-2235 Fax: (604) 796-9854 Web: www.district.kent.bc.ca

Faxed.

August 17, 2009

Mr. Larry Burk, CAO Village of Harrison Hot Springs P.O. Box 160 495 Hot Springs Road Harrison Hot Springs, BC VOM 1K0

ny Dcar Mr. J

RE: Community Grants

The District of Kent, Community Services Department has booked the Disney Pixar movie "Up" to be shown as an outdoor evening movie event on September 4, 2009. In order to make this event a success and a true community experience we are seeking project funding partners to help us make it memorable for those that attend.

We are asking the Village of Harrison Hot Springs for a \$500.00 donation that will go towards the renting of the specialty equipment (22 foot giant screen, sound equipment, etc.) needed to make this event a quality experience. For your \$500.00 donation the Village will be recognized at the beginning of the movie with other community partners that have donated similar amounts. Based on past special events attendance we estimate that 20 percent of the participants will be Village of Harrison Hot Springs residents.

If you require any additional information, please do not hesitate to contact the undersigned by calling 604-796-2235.

Sincerely,

Kerry Hilts, Director Community, Recreation & Park Services

Angust. n. 2009.



7170 Cheam Avenue P.O. Box 70 Agassiz, British Columbia Canada VOM 1A0

Tel: (604 796-2235 Fax: (604) 796-9854 Web: www.district.kent.bc.ca

July 30, 2009

FILE: VHHS

VIA FAX: (604) 796-2192

Mr. Larry Burk, CAO Village of Harrison Hot Springs P.O Box 160, 495 Hot Springs Rd. Harrison Hot Springs, BC VOM 1K0 *Larry*:

Dear Mr. Burk:

Re: Village of Harrison Hot Springs Connection to the District of Kent's Wastewater Treatment Plant

Thank you for your letter dated June 23, 2009 and providing clarification as to the Village of Harrison Hot Springs commitment to this project. As you know in order to respond appropriately to the Village's March 20th, 2009 letter the District required clarification as to the Village's commitment to the project as outlined in Mr. Mick Thiessen's May 20th, 2009 letter and my letter of June 17th, 2009.

We were ascertaining capital user fees with the Village of Harrison until you advised us on April 30th that the Village of Harrison was going to consider undertaking a Liquid Waste Management Plan (LWMP). At this point in time the District of Kent suspected that the Village of Harrison was proceeding in a new direction in examining to acquire its own wastewater treatment facilities. Also, by not inserting the sleeves as discussed to accommodate future sewer infrastructure at the junction of Highway No. 7 & 9, confirmed that perhaps the Village was undertaking the new LWMP study and therefore we no longer pursued acquiring the requested "Draft" agreement and projected fees for your perusal.

We understand that you have given this reconsideration and have decided not to proceed with the LWMP and that a connection to the District's wastewater treatment plant is the Village's preferred option at this time.

District staff is currently working on sewer connection, capital and user fees for the Village. Also, we have started preparing a letter of understanding and the development of a formal agreement between our municipalities for your review and consideration.

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As stated in our previous correspondence we certainly do not want to hold up the project and continue to be committed to and supportive of the Village's proposal to connect to the District's wastewater treatment plant if that is your community's desire.

Yours truly,

Jalle

Wallace Mah, Chief Administrative Officer

WM/MT:kp

Cc: Mayor & Council, Village of Harrison Hot Springs Mayor & Council, District of Kent Mick Thiessen, Dir. of Engineering, District of Kent Darcey Kohuch, Dir. of Development, District of Kent

FILE #	DATE
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DPAYROLL/	COUNCIL
ITEM A	B C
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Section 1

Where Councilors attend meeting/events beyond the boundaries of the District of Kent and are attending as a Council delegate, Council liaison or regular committee member, per diems shall be applicable as follows:

-for meeting/event scheduled as less than 4 hours	-Half day \$50
-for meeting/event scheduled as more than 4 hours	-Full day \$100

NB: <u>Travel time is not included</u>. The per diem factor is based on the scheduled length of the meeting/event. No meals are paid for.

Section 2

Where Councilors attend meetings outside the lower mainland and are attending as a Council delegate, Council liaison or regular committee member or have been approved to attend by prior Council resolution or policy, per diems shall be applicable as follows:

WITHIN THE PROVINCE

-where the event is within the Province per diems shall be provided as full or half days per the event schedule less any meals provided by the event registration fees. Meals not covered by the event registration shall be paid as noted in Policy 1.19 with accompanying receipts only; **AND**

-where the event is within the Province, one half day per diem is provided for travel to the event and one half day per diem is provided for the returning from the event. Any meals taken during travel shall be paid as noted in Policy 1.19 with accompanying receipts only.

OUTSIDE THE PROVINCE

-where the event is outside the Province, per diems shall be provided as full or half days per the event schedule less any meals provided by the event registration fees. Meals not provided by the event shall be paid as noted in Policy 1.19 with accompanying receipts only; and

-where the event is outside the Province, one full day per diem is provided for travel to the event and one day per diem shall be provided for returning from the event. Any meals taken during travel shall be paid as noted in Policy 1.19 with accompanying receipts only.

Per diems are considered expenses and are therefore not retroactive. They become effective from the date of adoption.

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EXAMPLES

1. UBCM in Vancouver (Monday to Friday)

- A. Evaluate: UBCM attendance is by policy, within the lower mainland, check in at 8am Monday, adjournment scheduled for noon on Thursday, some meals are provided some are optional.
- B. Determine per diem:

Full day - X3 (less any meals in registration fee) \$300-meals Half day - X1 for Thursday 'til noon \$50

- Meals not in reg. \$(as per policy 1.19 with receipt only)
- C. Mileage: per map quest or car odometer

2. UBCM in Prince George (Monday to Friday)

- A. Evaluate: UBCM attendance is by policy, outside the lower mainland, check in at 8am on Monday, adjournment scheduled for noon on Thursday, some meals are provided some are optional.
- B. Determine per diem: Full day travel (on Sunday) \$100

Full day – X3 (less any meals in reg. fee) \$300-meals

Half day – X1 for Thursday 'til noon \$50

Full day – travel (on Thursday or Friday) \$100

Meals not in reg. fee and during travel \$(with receipt only)

C. Mileage: if driven then per map quest or vehicle odometer OR flight with receipt only.

3 FCM in Whistler (Tuesday to noon Thursday)

- D. Evaluate: by Council resolution only, outside the lower mainland, check in at noon on Tuesday, adjournment at noon Thursday, no meals provided.
- E. Determine per diem: Full day travel (on Monday or Tuesday) \$100

Half day – Tuesday afternoon \$50 Full day – Wednesday \$100

Half day – Thursday \$50

Full day - travel (on Thursday or Friday) \$100

Meals per policy 1.19 with receipt only \$

D. Mileage: per map quest or car odometer.

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3. Library Board Meeting in Abbotsford (9am to noon)

- A. Evaluate: designated Council liaison, beyond DOK, scheduled for less than 4 hours, coffee and muffins supplied.
- B. Determine per diem: Half day scheduled less than 4 hours \$50
- C. Mileage: per map quest or car odometer.

4. Health Board Meeting in Surrey (10am to 3pm)

- A. Evaluate: designated Council member, beyond DOK, scheduled for 4 or more hours, lunch of sandwiches soup/salad, beverages and sweets for lunch.
- B. Determine per diem: Full day (\$100 less lunch rate per policy 1.19 @\$25)= \$75.00
- C. Mileage: per map quest or car odometer.

5. TAC meeting in Abbotsford (9 to noon)

- A. Evaluate: designated Council member, beyond DOK, scheduled for less than 3 hours, lunch provided following meeting.
- B. Determine per diem: Half day \$50
- C. Mileage: per map quest or car odometer.

6. FVRD Executive meeting in Chwk including in camera (5pm to 10 pm)

- A. Evaluate: designated Council member, beyond DOK, scheduled for more than 4 hours, supper provided between In camera and regular
- B. Determine per diem: Full day \$100 (no reg. fee but meal provided. If not partaking no added meal because of the per diem paid and within the lower mainland).
- C. Mileage: per map quest or car odometer.

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7. Meeting with Minister in Victoria (9 to noon)

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- A. Evaluate: Council resolution required, beyond DOK, outside the lower mainland less than 3 hour meeting
- B. Determine per diem: Half day for the event \$50
 Half day for travel to Victoria \$50
 Half day for travel home \$50
 One meal for travel to and one meal for return with receipt only. \$ depend on what meal was taken.
- C. Mileage: if driven then per map quest or car odometer plus ferry each way; OR Mileage to YVR, parking, air fare, shuttle fare and mileage home per map quest or car odometer