



VILLAGE OF HARRISON HOT SPRINGS

NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, May 4, 2009
Time: 7:00 p.m.
Location: Council Chambers, Harrison Hot Springs, British Columbia

1. CALL TO ORDER			
	(a)	Meeting called to order by Mayor Becotte	
2. INTRODUCTION OF LATE ITEMS			
3. APPROVAL OF AGENDA			
4. ADOPTION AND RECEIPT OF MINUTES			
<input type="checkbox"/> Regular Council Meeting Minutes – April 20, 2009		THAT the minutes of the Regular Council Meeting of April 20, 2009 be adopted.	Item 4.1 Page 1
<input type="checkbox"/> Special Council Meeting Minutes – April 30, 2009		THAT the minutes of the Special Council Meeting of April 30, 2009 be adopted.	Item 4.2 Page 13
5. BUSINESS ARISING FROM THE MINUTES			
6. PUBLIC AND STATUTORY HEARINGS			
7. DELEGATIONS AND PETITIONS			

8. CORRESPONDENCE

- ☐ Email dated April 16, 2009 from Canada Post Corporation re change of mode of delivery for Harrison Hot Springs
- ☐ Memo dated May 1, 2009 to Council re Heritage Advisory Committee presentation

Item 8.1
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Item 8.2
Page 19

9. BUSINESS ARISING FROM CORRESPONDENCE

10. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS

Heritage Advisory Committee Appointment

Item 10.1
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11. REPORTS FROM MAYOR

K. Becotte – verbal

12. REPORTS FROM COUNCILLORS

D. Harris - verbal
D. Kenyon - verbal
A. Jackson - verbal
B. Perry – verbal

13. REPORTS FROM STAFF

☐ 2008 Audited Financial Statements – April 29, 2009

Report of Director of Finance – April 29, 2009

Re: 2008 Audited Financial Statements

THAT Council adopts the 2008 Audited Financial Statements.

Item 13.1
Page 23

☐ Development Permit DP 02/09 – 670 Hot Springs Road – April 29, 2009

Report of Chief Administrative Officer – April 29, 2009

Re: Development Permit DP 02/09 for property at 670 Hot Springs Road

THAT Council approve Development Permit (DP02/09) with variances for 670 Hot Springs Road.

Item 13.2
Page 41

☐ Development Permit DP 03/09 – 916 Hot Springs Road – April 30, 2009

Report of Chief Administrative Officer – April 30, 2009

Re: Development Permit for property at 916 Hot Springs Road

THAT Council approve the issuance of a Development Permit DP 03/09

Item 13.3
Page 53

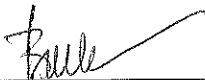
<input type="checkbox"/> Policy 1.19 Council Remuneration and Expense Allowance	Report of Chief Administrative Officer – April 30, 2009 Re: Policy 1.19 Council Remuneration and Expense Allowance THAT Council approve the Council Remuneration and Expense Allowance Policy 1.19; and THAT Council repeal Bylaw No. 882 in its entirety.	Item 13.4 Page 61
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14. BYLAW

<input type="checkbox"/> Bylaw No. 909 – amend Fee Schedule Bylaw No. 906	THAT Bylaw No. 909, 2009 being a Bylaw to amend Fee Schedule Bylaw No. 906 be adopted.	Item 14.1 Page 67
<input type="checkbox"/> Bylaw No. 910 – establish the Financial Plan for the years 2009-2013.	THAT Bylaw No. 910, 2009 being a Bylaw to establish the Financial Plan for the years 2009-2013 be adopted.	Item 14.2 Page 69
<input type="checkbox"/> Bylaw No. 911 – establish tax rates for 2009	THAT Bylaw No. 911, 2009 being a Bylaw to establish tax rates for 2009 be adopted.	Item 14.3 Page 75
<input type="checkbox"/> Bylaw No. 913 - Rezoning application RZ02/07 - 853 Hot Springs Road – April 29, 2009	Report of Chief Administrative Officer – April 29, 2009 Re: Application to rezone the lands at 853 Hot Springs Road –RZ 02/07 THAT Council approve 1 st , 2 nd and 3 rd reading of the Zoning Bylaw Amendment Bylaw 913, 2009.	Item 14.4 Page 79

15. QUESTIONS FROM THE PUBLIC

16. ADJOURNMENT



Larry Burk
Chief Administrative Officer

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE REGULAR MEETING OF COUNCIL**

DATE: April 20, 2009
TIME: 7:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Mayor Ken Becotte
 Councillor Allan Jackson
 Councillor Bob Perry
 Councillor Dave Kenyon
 Councillor Dave Harris

Chief Administrative Officer, Larry Burk
 Director of Finance, Dale Courtice

ABSENT:

Recording Secretary, Cindy Richardson

1. CALL TO ORDER

The Mayor called the meeting to order at 7:06p.m.

2. INTRODUCTION OF LATE ITEMS

☐ Report of CAO RE:
 Letter dated April 8, 2009 -
 Infrastructure Grant
 Program Update

Report of Chief Administrative Officer
 Re: Infrastructure Grant Program Update – April 8, 2009

March 13 minutes from the Administration and Finance Committee

Report of Chief Administrative Officer
 Requested reports from staff of speed bumps and speed limits on
 McCombs Drive – April 21, 2009.

3. APPROVAL OF AGENDA

Moved by Councillor Kenyon
Seconded by Councillor Harris

THAT the agenda be approved as amended.

CARRIED

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 20, 2009*

4. **ADOPTION AND RECEIPT OF MINUTES**

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT the minutes of the Regular Council Meeting of April 6, 2009 be adopted.

CARRIED

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT the minutes of the Special Council Meeting of April 14, 2009 be adopted.

CARRIED

BUSINESS ARISING FROM THE MINUTES

5. **PUBLIC AND STATUTORY HEARINGS**

6. **DELEGATIONS**

7. **CORRESPONDENCE**

☐ Letter dated March 24, 2009, from City of Burnaby – Office of the Mayor Derek R. Corrigan RE: Six Storey Wood-Frame Residential Buildings

☐ Letter dated March 31, 2009, from Assistant Deputy Minister Mike Furey RE: Towns for Tomorrow Grant

☐ Letter dated April 2, 2009, from SPARC BC RE: Access Awareness Day – June 6, 2009

☐ Letter dated April 2, 2009, from UBCM RE: Provincial Responses to 2008 UBCM Resolutions

☐ Letter dated April 6, 2009, from UBCM RE: Election Readiness Strategy

☐ News Release April 13, 2009, from Local MLA Barry Penner RE: New Wildlife Management Areas for Fraser Valley

☐ Letter dated April 14, 2009, from Homeowner Protection Office RE: Important Information for Building Departments about HPO Forms

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 20, 2009*

Moved by Councillor Perry
Seconded by Councillor Harris

THAT the correspondence be received.

CARRIED

8.

BUSINESS ARISING OUT OF CORRESPONDENCE

Councillor Jackson recommends that all Councillors review the report from the City of Burnaby re: Six Storey Wood Frame Residential Buildings and would like the Fire Chief and CAO to report back to Council with their recommendations.

9.

REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS

☐ Grants to Groups in 2009
Financial Plan -April 15,
2009

Moved by Councillor Kenyon
Seconded by Councillor Perry

Report of Administration & Finance Committee – April 15, 2009
RE: Grants to Groups in 2009 Financial Plan

THAT Council endorses the Administration & Finance Committee apportionment of grants to groups as noted in their minutes; and

THAT Council approves adding a \$750.00 grant to the Harrison Highlanders as a contribution for purchasing uniforms; and

THAT Council approves the placement of the remainder of the \$30,000 budgeted limit into a contingency fund in case another group applies to the Administration & Finance Committee for a grant-in-aid during the year.

CARRIED

**10. Mayor's
Report**

REPORTS FROM MAYOR

☐ Draft Terms of Reference

Mayor Becotte requests Councillors sitting on Committees or Commissions in any capacity to review the initial draft with the Executive Assistant Debra Key to determine what specific items they would like the Committees and Commissions to begin working on, using the Resort Development Strategy Plan as a framework.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 20, 2009*

Mayor has been receiving positive feedback on the projects taking place in the Village along the Plaza and beachfront areas.

April 25 is Pitch In Day and volunteers are needed for Community Cleanup. Mayor would like to extend his thanks to staff and CUPE Local for taking part in the event. Lunch will be provided.

Mayor would like to extend thanks to all the fire departments who responded to the fire on Ramona. He also conveyed Council's concern to the family during this difficult time.

Walnut Bridge project is complete with landscaping underway and near completion.

Chipping operation at the Green Waste site today removed 99% of the green waste on site. The material will be used on trails and areas in the community.

Final grading and seeding is almost completed at Rendall Park. There will be a grass surface and full sand beach ready for tourist season. A new crosswalk and entrance south of the boat launch will be safer for the public to enter the park area.

The work on Hot Springs Road and in the Plaza is almost complete and is looking great.

Boat launch and sani-station is now open for use and receiving great response from the public.

Miami River Bridge on Hot Springs Road is on schedule and will be useable for May long weekend with full completion shortly thereafter.

The water reservoir project is slightly behind due to geo-technical problems. Estimated completion by the fall.

Financial Plan meetings have been ongoing with Council being pleased with the results.

Community to Community forum April 21, 2009 with representatives from the Chehalis First Nations and the Village at the Harrison Hot Springs Resort. Invitations have been extended to Committees and groups to take part in the forum.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 20, 2009*

May 6, 7, 8 Harrison Hot Springs is the host community for the Lower Mainland Local Government Association. All Municipalities for the Lower Mainland regions will be attending. The Mayor would like to encourage members of Council to attend this event as it would be a valuable meeting event.

Harrison Hot Springs will have a Community Page in the Thursday, April 23rd edition of the Observer.

Moved by Councillor Harris
Seconded by Councillor Kenyon

THAT the Mayor's report be received.

CARRIED

REPORTS FROM COUNCILLORS

Councillor Harris

Wed. April 8, 2009 attended Joint Emergency Preparedness Program at the Emergency Operations Center in Kent.

April 14, 2009 attended a Show Kids You Care meet and greet with Constable Rory Webb from the RCMP Agassiz detachment at Chehalis Elementary.

April 16, 2009 attended Show Kids You Care meet and greet with Carol Scott from the Agassiz/Harrison Library at Seabird Island Community School.

April 20, 2009 attended Show Kids you Care meet and greet with Constable Kelly Boudreau from the Agassiz RCMP Detachment and Fire Chief Chris Wilson at the Christian School.

April 17, 2009 attended Change of Command event at the Corrections Center in Agassiz. Outgoing Warden Alex Lubimiv handed over command to new Warden Mark Kemdall.

Councillor Harris asked for input from the Community for names for the new bridges.

Councillor Jackson

April 7, 2009 attended Air Quality meeting in Chilliwack to discuss waste disposal ideas for the future.

April 14, 2009 Harrison Tourism Society meeting to look at doing a professional ½ hr video of Harrison.

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May 27, 2009 at 5:00 p.m. is scheduled for the Annual General Meeting for the Tourism Society. Location is to be determined at a later date.

April 16, 2009 UBCM Joint Community Advisory committee meeting on behalf of FVRD. Councillor Jackson expressed his displeasure that this meeting was held in-camera. Grand Chief Dan Kelly from Cultus Lake was the guest speaker.

Councillor Kenyon Attended the Chamber of Commerce meeting where he encouraged the Chamber to contact Fire Chief Chris Wilson to discuss their ability to assist in the purchase of a defibrillator for the Harrison Fire Department. The requested was met with an enthusiastic response.

Councillor Kenyon would like the use of BBQ's banned on the beach except for in designated areas. Mayor requests staff report back on this subject.

Councillor Perry Councillor Perry would like to address the issue of Spirit Square late night skateboarding and the fact that the port-a-potty was tipped over.

April 9, 2009 attended Agassiz/Harrison Healthy Communities meeting.

April 16-18, 2009 attended convention of the BC Library. The last day was spent as a member of the Trustees Association for their annual general meeting and voted on the new budget.

April 18 attended RCMP military ball.

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT the Councillors' reports be received.

CARRIED

REPORTS FROM STAFF

❑ Amendment of the
Funding Agreement under
the General Strategic
Priorities Fund Program-
April 15, 2009

Moved by Councillor Jackson
Seconded by Councillor Perry

Report of Director of Finance – April 15, 2009

RE: Amendment of the Funding Agreement under the General Strategic Priorities Fund Program

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 20, 2009*

THAT the Mayor and Corporate Officer be authorized to execute the Amendment Agreement between the Village of Harrison Hot Springs and the Union of British Columbia Municipalities for the Sustainability Vision and ICS Planning for Infrastructure projects.

CARRIED

☐ 2008 Audited Schedule of Expenditures, Port Operations – April 15, 2009

Moved by Councillor Harris
Seconded by Councillor Kenyon

Report of Director of Finance – April 15, 2009

RE: 2008 Audited Schedule of Eligible Expenditures, Port Operations

THAT the Audited Schedule of Eligible Expenditures, Port Operations for the Twelve Month Period Ended December 31, 2008 of the Village of Harrison Shot Springs be adopted.

CARRIED

☐ Support of District of Kent Application – April 16, 2009

Moved by Councillor Harris
Seconded by Councillor Kenyon

Report of Chief Administrative Office – April 16, 2009

RE: Support of District of Kent application to : Canada – British Columbia Building Canada Fund – Communities Component (Recreation)

THAT Council supports the District of Kent in its application for funding from the Canada – British Columbia Building Canada Fund – Communities Component (Recreation) for a proposed aquatic centre.

CARRIED

☐ Report of CAO - Letter dated April 8, 2009 - Infrastructure Grant Program Update

Moved by Councillor Harris
Seconded by Councillor Perry

Report of Chief Administrative Officer – April 20, 2009

Re: Infrastructure Grant Program Update – April 8, 2009

THAT the verbal report of the CAO be received.

CARRIED

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 20, 2009*

Moved by Councillor Jackson
Seconded by Councillor Perry

THAT the CAO inquire from Assistant Deputy Minister if it is possible to reallocate money to bring water to South Harrison.

DEFEATED
OPPOSED BY COUNCILLORS KENYON AND
HARRIS
MAYOR BECOTTE

Moved by Councillor Harris
Seconded by Councillor Jackson

Report of Chief Administrative Officer – April 20, 2009
Re: Speed bumps on McCombs Drive

THAT the verbal report of the CAO be received.

CARRIED

11.

BYLAWS

☐ Text Amendment Bylaw
No. 912 – April 16, 2009

Moved by Councillor Kenyon
Seconded by Councillor Harris

Report of Chief Administrative Officer – April 16, 2009
Re: Text amendment Bylaw No. 912 – A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw Number 672-1996 – C5 Tourist Commercial Zone on a specific property at 750 Hot Springs Road

THAT Council approve 1st reading of the ZONING BYLAW TEXT AMENDMENT BYLAW 912, 2009; and

THAT Council set a public hearing date at the earliest opportunity.

CARRIED

Moved by Councillor Perry
Seconded by Councillor Harris

THAT the Public Hearing for Text Amendment Bylaw No. 912 be set for May 11, 2009 7:00 p.m. at the Council Chambers.

CARRIED

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 20, 2009*

12.

QUESTIONS FROM THE PUBLIC

Marg Doman questioned if the renovations for Memorial Hall include seismic upgrading. CAO Larry Burk responded that the major issue of Memorial Hall was to fix the roof in order to bring the building up to a safer standard.

Ms. Doman expressed concern with the several fires in South Harrison and would like Council to take the money from the contingency fund to resolve this issue. Mayor Becotte had mentioned earlier in the meeting that the previous Council had put fire service in the area and Council is looking at other areas in town this year to continue the looping of this service. He assured Ms. Doman that as new development comes into the area the water project will be expanded to the Naismith, Pine and Emerald loops.

Marcel Juneau asked if the home owner at the Ramona Place fire residence will have to adhere to the new foundation height for any new construction.

CAO has had meeting with owner and is waiting on response from the Fire Chief and Insurance carrier to know if the home will be a re-build or more than 75% destroyed and will be reviewing amendments of in-fill standards and will bring topic forward for discussion.

Zolton Kiss would like Council to consider a pedestrian walkway for the Walnut Bridge. Hats off to the green space project. He would like Council to have a demonstration compost area for the new community garden.

A member of the public asked if there will be public consultation regarding traffic on McCombs and will there be a traffic study of the re-routed traffic.

CAO needs to review if it is possible to do an overall traffic assessment. Will review to see if a study could be done in house or if the Village would have to hire an engineering firm to conduct a study. Zolton Kiss suggested that the CAO review the minutes of June 25, 2008 Council meeting of noted traffic study results.

Would like to know what is happening with the lot on Eagle where the excavator is located.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 20, 2009*

CAO and Mayor assured that the contractor has been notified and asked to clean the property up or the Village will be coming in to clean it up.

Leo Facio thanked everyone for the cards and well wishes during his illness.

A new Civic Center has been a topic for many years and a motion was made to move ahead with consultation from the public. He feels that this has been put aside and feels that the Village needs a facility for the public. Why has this gone to the back burner? He feels that the population has increased to a level that the Village requires a facility that all the residents of Harrison would be able to use.

Mayor Becotte assured that this is not the case and that planning is still looking into a multi-use Civic Center. The process is not to replace Memorial Hall, but the best route will be on the agenda for this year.

CAO Larry Burk stated that there is no intent to slow down the process. Public will be consulted as to what is wanted from the community for the community. A Community Needs assessment will be done before any decisions are made.

Gail Guimont re Spirit of BC new Agassiz/Harrison Volunteer Recognition Committee would like Council support for special recognition event for all volunteers in the community. She would like an appointee from Council to be on the committee. Next meeting is April 30, 2009 at the Agassiz Library at 3:30 p.m. Mayor Becotte assured Ms. Guimont that the Committee will have the full support of the Council and feels the new Volunteer Recognition Committee is a great idea.

Leo Facio asked that the Canadian Flag be flown at half mast for the loss of a soldier.

Spiro Halatsis apologized for speaking out of order earlier in the meeting but would like in the future for hats not to be worn in Council Chambers.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 20, 2009*

13.

ADJOURNMENT

Moved by Councillor Jackson

Seconded by Councillor Kenyon

CARRIED

Certified a true and correct copy of the minutes of the
Regular Meeting of Council held April 20, 2009 in the
Council Chambers, Village of Harrison Hot Springs,
BC

Ken Becotte
Mayor

Larry Burk
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE SPECIAL COUNCIL MEETING

DATE: April 30, 2009
TIME: 7:00 p.m.
PLACE: Council Chambers
Harrison Hot Springs, B. C.

IN ATTENDANCE: Mayor K. Becotte
Councillor B. Perry
Councillor D. Harris
Councillor A. Jackson
Councillor D. Kenyon

Larry Burk, Chief Administrative Officer
Dale Courtice, Director of Finance

Recording Secretary, D. Key

ABSENT:

1. CALL TO ORDER

Mayor Becotte called the meeting to order at 7:00 p.m.

2. ADOPTION AND RECEIPT OF MINUTES

☐ Special Council Meeting
Minutes of April 21, 2009

Moved by Councillor Kenyon
Seconded by Councillor Harris

THAT the Special Council Meeting Minutes of April 21, 2009 be adopted.

CARRIED

☐ Special Council Meeting
Minutes of April 28, 2009

Moved by Councillor Harris
Seconded by Councillor Kenyon

THAT the Special Council Meeting Minutes of April 28, 2009 be adopted.

CARRIED

3. LATE ITEMS

**VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE
SPECIAL COUNCIL MEETING**

April 30, 2009

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4. ITEMS FOR DISCUSSION

☐ 2009-2013 Financial Plan

Moved by Councillor Perry
Seconded by Councillor Kenyon

THAT the 2009-2013 Financial Plan be received.

CARRIED

DoF reviewed the 2009-2013 Financial Plan and highlights of major and other capital projects in the Village.

DoF advised that Government now requires to include in the Five Year Financial Plan, objectives and policies regarding proportion of total revenue, distribution of property taxes among classes and the use of permissive tax exemptions, pursuant to Section 165(3.1) of the *Community Charter*.

5. BYLAWS

☐ Bylaw 910 – 2009-2013
Financial Plan

Moved by Councillor Kenyon
Seconded by Councillor Harris

THAT Bylaw 910 – 2009-2013 Financial Plan be received for first reading;

CARRIED

OPPOSED BY COUNCILLOR JACKSON

OPPOSED BY COUNCILLOR PERRY

Councillor Jackson opposed to neutral revenue for 2009. Need to increase revenue each year. Councillor Perry agreed with Councillor Jackson. Councillor Kenyon stated that he believes that a tax increase would be detrimental. Councillor Harris stated that in the past taxes were increased and surpluses were accumulated due to the lack of spending.

☐ Bylaw 911 – Establishment of
2009 Tax Rate

Moved by Councillor Kenyon
Seconded by Councillor Harris

THAT Bylaw 910 – 2009-2013 Financial Plan be received for second reading;

CARRIED

OPPOSED BY COUNCILLOR JACKSON

OPOosed BY COUNCILLOR PERRY

VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE
SPECIAL COUNCIL MEETING

April 30, 2009

PAGE (3)

Moved by Councillor Harris

Seconded by Councillor Kenyon

THAT Bylaw 910 – 2009-2013 Financial Plan be received for
third reading.

CARRIED

OPPOSED BY COUNCILLOR JACKSON

OPPOSED BY COUNCILLOR PERRY

Moved by Councillor Kenyon

Seconded by Councillor Harris

THAT Bylaw 911 – Establishment of 2009 Tax Rate be received
for first reading;

CARRIED

OPPOSED BY COUNCILLOR JACKSON

OPPOSED BY COUNCILLOR PERRY

Moved by Councillor Harris

Seconded by Councillor Kenyon

THAT Bylaw 911 – Establishment of 2009 Tax Rate be received
for second reading;

CARRIED

OPPOSED BY COUNCILLOR JACKSON

OPPOSED BY COUNCILLOR PERRY

Moved by Councillor Kenyon

Seconded by Councillor Harris

THAT Bylaw 911 – Establishment of 2009 Tax Rate be received
for third reading.

CARRIED

OPPOSED BY COUNCILLOR JACKSON

OPPOSED BY COUNCILLOR PERRY

VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE
SPECIAL COUNCIL MEETING

April 30, 2009

PAGE (4)

6. ADJOURNMENT

Moved by Councillor Kenyon

Seconded by Councillor Harris

THAT the meeting be adjourned at 8:22 p. m.

CARRIED

Certified a true and correct copy of the minutes of the Special
Council Meeting held April 30, 2009 in the Council
Chambers, Village of Harrison Hot Springs, BC.

Ken Becotte
Mayor

Larry Burk
Chief Administrative Officer

Debra Key

From: O'SULLIVAN, Adam [adam.osullivan@canadapost.postescanada.ca]
Sent: Thursday, April 16, 2009 1:51 PM
To: dkey@harrisonhotsprings.ca
Subject: Community Mailboxes

Hi,

At this time Canada Post has no plans or intentions of switching the current mode of delivery to your community from PO Boxes to Community Mailboxes. If this is instituted in the future many factors will come into play. Population increase of full time residents, Post Office (PO Box) handling capacity being reached with no expansion potential, and the creation of a new Rural Service Mail Route.

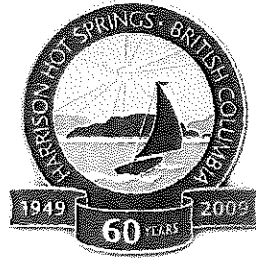
Thanks,

Adam O'Sullivan

Canada Post Corporation
 Delivery Planning Pacific Region
 33191 1st Avenue
 Mission, BC V2V 1G0
 Tel: (604) 482-4420 Fax: (604) 826-4139
adam.osullivan@canadapost.ca



FILE #	DATE
1960-01	APR 30 2009
<input type="checkbox"/> CAO	<input type="checkbox"/> ACCTS P/R
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN
<input type="checkbox"/> DIR F	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> SUP P/W	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> PAYROLL/TAX	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE <u>May 4/09</u>	
	INITIAL <input type="checkbox"/>
(ITEMS: A - REQ, ACTION; B - INFO - W RESP; C - INFO ONLY)	



VILLAGE OF HARRISON HOT SPRINGS

MEMORANDUM

Date: May 1, 2009
 To: Mayor and Council
 From: Larry Burk, CAO
 Re: Heritage Conservation presentation

Council and members of the Heritage Committee are reminded of the presentation to be provided by Mr. Bob Parliament who is the Regional Heritage Planner for the Ministry of Tourism Culture and the Arts.

Mr. Parliament's presentation will include details pertaining to the following:

What is Heritage Conservation?


Basis of Heritage Conservation
 International Charters - Canada and British Columbia
 Heritage Value and Heritage Recognition
 Survey of Inventory
 Plaque National Historic Sites Registration and Designation
 Heritage Conservation Initiatives

Historic Places Initiative and Canadian Register of Historic Places Standards and Guidelines for British Columbia
 BC Conservation General
 Heritage Branch
 Heritage Society of BC
 Community Heritage Conservation – A Model
 Planning Instruments
 Conservation Management
 Community Consultation
 Local Government Resources

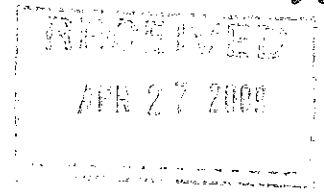
Funding Assistance from the Community Heritage Planning Program
and Heritage Society of BC, Heritage Legacy Fund; and

Beginning a Registry Project in Harrison Hot Springs

Respectfully submitted for your information



Larry Burk
CAO



John Allen

Box 201, Harrison Hot Springs, V0M 1K0

To Deb Key,

Box 160, Harrison Hot Springs

April 24th, 2009

Re Heritage Committee

Dear Mrs. Key ,

I would like to volunteer for the Heritage Committee.

I have studied Harrison since 1970 and have lived here since 1976. During that time, I have studied and written articles about the natural history of the area with emphasis on geology and wildlife.

I have served four terms as mayor and several as councillor /alderman.

I was also instrumental in forming the Harrison Lake Historical Society which went on to become the Agassiz Harrison Society and run our local museum. I know (or knew) many of the pioneers and their stories of early Harrison. I have written many articles about local characters and early post-contact history.

If heritage trees are part of the mandate, I know the history of many trees in Harrison and have planted many of them.

John Allen

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the bottom.



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: April 29, 2009

FROM: Director of Finance

FILE: 1680

SUBJECT: 2008 Audited Financial Statements

RECOMMENDATION:

THAT Council adopts the 2008 Audited Financial Statements.

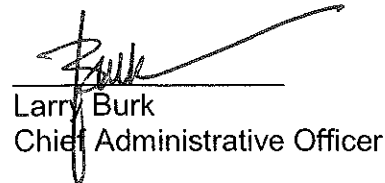
BACKGROUND:

The 2008 audit is complete and included with the 2008 Audited Financial Statements is the Auditor's Report.

Respectfully submitted for your
consideration;

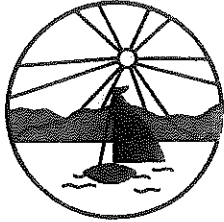


Dale Courtice
Director of Finance



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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Schedule of Water Fund Financial Activities	3	15



P.O. Box 819
228 Wallace St.
Hope, B.C. V0X 1L0



Office (604)869-5634
Fax (604)869-2381

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.

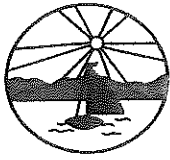
We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether these financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence 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

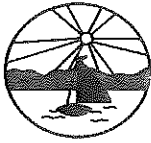


**VILLAGE OF HARRISON HOT SPRINGS
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2008**

<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

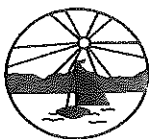


**VILLAGE OF HARRISON HOT SPRINGS
CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008**

<u>REVENUES</u>	2008 <u>Actual</u>	2008 <u>Budget</u>	2007 <u>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

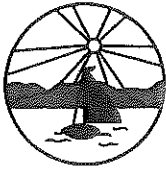
Mayor

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	<u>(154,876)</u>	<u>189,747</u>
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

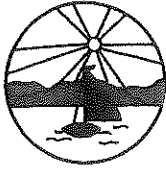
Reserves represent amounts set aside for future expenditures. Statutory reserves require the passing of a specific by-law before the funds can be expended. Non-statutory reserves require an approved council budget and resolution before funds can be expended.

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

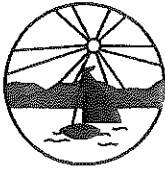
Note 2: PROPERTY, PLANT AND EQUIPMENT

	<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

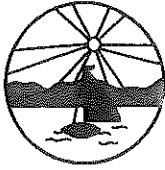
Note 4: LONG TERM DEBT

<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	-	-	
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>	4.75%
			<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

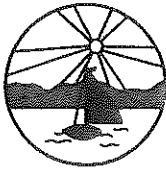
	<u>2008</u>	<u>2007</u>
General (Schedule 1)	\$ 1,088,868	\$ 1,083,381
Sewer (Schedule 2)	451,168	424,570
Water (Schedule 3)	<u>152,604</u>	<u>185,639</u>
	<u>\$ 1,692,640</u>	<u>\$ 1,693,590</u>

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 by-law 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**

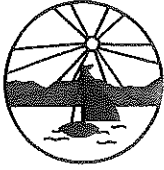
		Statement D
Note 8: <u>EQUITY IN PROPERTY, PLANT AND EQUIPMENT</u>		
	<u>2008</u>	<u>2007</u>
Assets acquired through operating, sewer and water funds	\$ 1,166,766	467,895
Debenture principal repaid	45,589	43,024
Actuarial adjustments to Municipal Finance Authority debt	<u>10,032</u>	<u>8,492</u>
Net 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

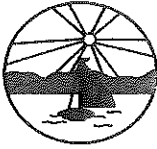
The Village is reliant upon one taxpayer for approximately 23% of the property tax revenue.

Note 13: Comparative Figures

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

Mayor

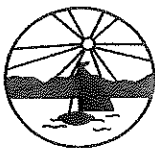
Director of Finance



**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

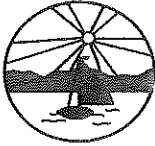
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**VILLAGE OF HARRISON HOT SPRINGS
SCHEDULE OF GENERAL FUND FINANCIAL ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008**

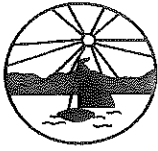
<u>EXPENDITURES</u>	<u>2008 Actual</u>	<u>2008 Budget</u>	<u>2007 Actual</u>
General Government Services			
Legislative	\$ 66,897	\$ 77,800	\$ 63,072
Administration	882,159	748,070	691,894
Total General Government Services	949,056	825,870	754,966
Community Services			
Planning and development	57,842	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

Continued



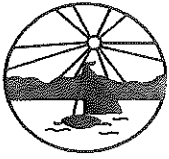
**VILLAGE OF HARRISON HOT SPRINGS
SCHEDULE OF GENERAL FUND FINANCIAL ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008**

<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**

<u>REVENUES</u>	<u>2008 Actual</u>	<u>2008 Budget</u>	<u>2007 Actual</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	-
<i>Total Revenues</i>	<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
<i>Total Expenditures</i>	<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>
<u>Net Inter-Fund Transfers</u>			
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)
<i>Total Net Inter-Fund Transfers</i>	<u>(456,360)</u>	<u>(646,340)</u>	<u>(92,755)</u>
<i>Change in Financial Equity</i>	26,598	-	36,751
Financial Equity, beginning of year	<u>424,570</u>	<u>424,570</u>	<u>387,819</u>
<i>Financial Equity, end of year</i>	<u>\$ 451,168</u>	<u>\$ 424,570</u>	<u>\$ 424,570</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	-
Total Revenues	262,025	1,802,310	208,794
<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
Total Expenditures	137,913	207,310	134,790
<u>NET OPERATING SURPLUS</u>	124,112	1,595,000	74,004
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	(124,112)	(1,595,000)	(28,677)
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	\$ 152,604	\$ 185,639	\$ 185,639



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 29, 2009
FROM: Chief Administrative Officer **FILE:** 3600-20-53
SUBJECT: Development Permit DP 02/09 for property at 670 Hot Springs Road

RECOMMENDATION:

THAT Council approve Development Permit (DP02/09) with variances for 670 Hot Springs Road.

BACKGROUND:

The original Development Permit DP 6635 01/08 was approved March 28, 2008. The report recommending approval for that DP indicated that the common facilities – “Amenity Area” including the building permit for the amenity area would be applied for at a later date.

The building permit was applied for in March of 2009 and is currently with the FVRD undergoing the appropriate plan reviews. The DP can proceed concurrently with the BP application and this part of the process is now being presented for Council’s consideration.

DISCUSSION

All aspects of the original DP have been or will be dealt with before final occupancy of this BP. Anything that is not in place is covered by covenants, warranties or securities to assure their compliance, completion and conformance.

A new site plan has been provided that revises the site layout from previous applications. The changes are all positive enhancing the park and protecting existing vegetation.

- The number of sites is reduced from 150 to 142 to accommodate more green space, save some existing trees as well as an increase to the amenity area;

- Circulation has been improved, adjusting road widths, traffic movement and turnarounds which are consistent with comments from the fire chief as well as to accommodate the maneuverability of the diversity of RV units in the market and on the roads today;
- The amenities area has been increased in size and includes increased landscaping and green space;
- The pool position is adjusted to accommodate the Health department requirements and also to make it more accessible to the proposed pool building and change rooms;
- The revised site sizes better reflects useable space in the development and good management of an RV park use.

BUDGET CONSIDERATIONS

There are no budgetary considerations with respect to this permit.

POLICY CONSIDERATIONS

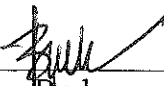
A resolution of Council is required to approve a Development Permit.

OPTIONS/ALTERNATIVES

Council can turn down the Development permit; OR

Council can approve the Development permit **RECOMMENDED**

Respectfully submitted for your consideration;



 Larry Burk
 Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS

DEVELOPMENT PERMIT DP02/09

Issued to:

The Springs RV Resort at Harrison Inc.
PO Box 538,
670 Hot Springs Road,
Harrison Hot Springs BC V0M 1K0

as the owner (the "Permittee") and shall apply only to that certain parcel or tract of land within the Village of Harrison Hot Springs (the "Village") described below, and any and all buildings, structures, and other development thereon:

Parcel Identifier: 015-251-268

Parcel 1, Section 12, Township 4, Range 29, MW6,
New Westminster Land District, Reference Plan 83486

(the "Lands")

1. This Development Permit ("DP") is issued pursuant to the Local Government Act and the applicable bylaws of the Village and is issued as an amendment to existing DP 01/08 and is subject to compliance with all of the bylaws of the Village except as specifically varied or supplemented by this Permit.
2. The following DP terms and conditions shall apply to the Lands:
 - 2.1 Buildings and structures shall be constructed within the amenities area substantially in conformance with Schedules A to E;
 - 2.2 Landscaping and grading of the amenities area shall be installed and established in conformance with Schedule E (the "Landscape Amenity Measures");
 - 2.3 Buildings and structures in the amenities area shall be sited and developed substantially in conformance with Schedules A to E attached.
- 3 Village of Harrison Bylaw 481, 1988 Part 3 is varied for the lands as follows:
 - 3.1 In 3.4(1)(d) to reduce the minimum area of a site to 110 sq. m., minimum width of 7.0 m and a minimum depth of 14.5 m.;
 - 3.2 In 3.4(1)(g) to reduce the interior side and rear lot line setback to zero provided that a minimum 1.5 m high solid cedar fence is built on the north side and a chain link fence is built on the south and maintained in perpetuity along these lot lines;

- 3.3 In 3.4(2) to revise the minimum 7.5 % protected area to be in substantial conformance to the Amenities area shown on attached Schedule A
4. Village of Harrison Bylaw 672, 1996 Part 8.5 Tourist Commercial Zone (C5) is varied for the lands as follows:
 - 4.1 In 8.5.4.3 Minimum Setback
 - Interior side parcel line is reduced from 3.6 to zero provided that a minimum 1.5 m high solid cedar or chain link fence is built on the property line;
-abutting a residential zoned is reduced from 6.0 to zero provided that a solid cedar fence is built on the property line.
 - Rear parcel line is reduced from 6.0 meters to zero meters.
5. For the due and proper completion of the Landscape Measures as set forth in Section 3 of this Permit, the Permittee shall deposit and maintain with the Village security in the form of an irrevocable, auto-renewing letter of credit in the sum of \$3,000.00, or provide cash in the same amount (the "Security"), until all the Landscaping Measures are certified as complete by the Village. The Security may be reduced proportionately as areas of the Lands are landscaped and certified complete by the Village.

In the event that the Landscaping Measures are not completed as provided for in this Permit, the Village may, at its option, enter upon the Lands to carry out, and complete the Landscaping Measures, and recover the costs of so doing, including the costs of administration and supervision, from the Security deposited by the Permittee.
6. Pay to the Village, upon execution of this agreement, the sum of \$250.00 in payment of all landscape inspection and administration costs associated with the Landscape Measures.
7. The Permittee shall obtain from any purchaser of the Permittee's interest in the Lands, or portion thereof, an agreement to be bound by the terms of this Permit, and until such time as the purchaser agrees to be so bound, all obligations imposed on the Permittee under this Permit shall remain the sole obligations of the Permittee.
8. This Permit does not constitute subdivision approval or a Building Permit and does not entitle the Permittee to undertake any work without the necessary approvals or permits. Other works must be constructed in accordance with engineering plans and specifications acceptable to the Village and buildings and structures can only be constructed in accordance with the B.C. Building Code following issuance of a Building Permit.
9. This Permit does not constitute an approval under, or relieve the Permittee from complying with, all applicable provisions of the *Wildlife Act*, *Migratory Birds Convention Act*, 1994 or any other federal, provincial or municipal statute,

regulation or bylaw governing the Permittee's use and development of the Lands.

10. If trees on the Lands are proposed to be felled between April 1 and August 1 of any given year, then an appropriately qualified professional must monitor compliance with all applicable provisions of the *Wildlife Act, Migratory Birds Convention Act, 1994*, and any other federal or provincial environmental legislation governing the Permittee's use and development of the Lands.
11. This permit shall lapse if the permittee does not substantially commence the development permitted by this permit within one (1) year of the date of this permit.
12. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
13. This permit is not a building permit.
14. AUTHORIZING RESOLUTION PASSED by Village of Harrison Hot Springs Council on the day of , 2009.

THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE
HEREBY ACKNOWLEDGED.

THE SPRINGS RV RESORT AT
HARRISON INC.

(Print name above)

THIS PERMIT IS ISSUED this day of , 2009.

The Corporate Seal of the VILLAGE OF)
HARRISON HOT SPRINGS was hereunto)
Affixed in the presence of:)
)
)

Mayor)
)
)
)
Corporate Officer)
)

Attachments:

Schedules A-E

'U:\DEVELOPMENT\Development Permits 2009\DP09-001 Springs RV Park Amendment\April 30 with variances.doc



SCHEDULE "A"



Terra Pacific

Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge BC
Phone: 604-463-2509 Fax: 604-463-4501

Client:

The Springs RV Resort
At Harrison INC

Project:

Big Foot Campground
670 Hot Springs Road
Harrison Hot Springs
BC

Drawing Title:

Site Survey Plan Of
Pcl 1 Sec 12 Tp 4
R 29 W Of The
6th Meridian
NWD Plan 83486

Certified Correct
This Day Of

Mike Bernemann

Notes:

PID: 015-251-268

Legend:

- ⊕ Survey Control Monument
- ⊕ Tree (Tied At Point Of Entry Into The Ground)
- ⊕ Ground Elevation
- ⊕ Catch Basin
- ⊕ Ditch (Swale)
- ⊕ Edge Of Asphalt
- ⊕ Fire Hydrant
- ⊕ Guy Wire
- ⊕ Inspection Chamber
- ⊕ Lawn Drain
- ⊕ Lamp Standard
- ⊕ Manhole
- ⊕ Power Pole
- ⊕ Power Pole With Light
- ⊕ Water Valve
- ⊕ Sign
- ⊕ Gas Valve
- ⊕ Gas Meter

Benchmark Notes:

Elevations are taken from the
Village of Harrison Hot Springs
House Numbering Map HN-F-HR2
Date Stamped: 'Printed Jan 19 2001'
Benchmarks: 89 Harr 006 and
89 Harr 005.

Scale: 1:500

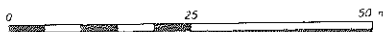
Date: April 8, 2009

File: MR07-150Topo4revised

1
Of
1

L.S. 14

SCALE 1 : 500



The Springs RV Resort The Pool Washroom Building

SCHEDULE "B"



Siding Type:

Mountain Sage
James Hardie Board & Batten
Colour No. JH50-30

Stone Veneer:

Summer
Cultured Stone
CSV-2071

Posts and Beams:
Sikreus Natural Fir

Roof:
Natural Cedar Shakes





SCHEDULE "A"

REM. 15

Hot Springs Road

L.S. 14

SCALE 1 : 500



Terra Pacific

Land Surveying Ltd.
22371 St. Anne Avenue, Maple Ridge BC.
Phone: 604-463-2509 Fax: 604-463-4501

Client:

The Springs RV Resort
At Harrison INC

Project:

Big Foot Campground
670 Hot Springs Road
Harrison Hot Springs
BC

Drawing Title:

Site Survey Plan Of
Pcl 1 Sec 12 Tp 4
R 29 W Of The
6th Meridian
NWD Plan 83486

Certified Correct
This Day Of

Mike Bernemann

Notes:

PID: 015-251-268

Legend:

- Survey Control Monument
- Tree (Tied At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Swale)
- Edge Of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter

Benchmark Notes:

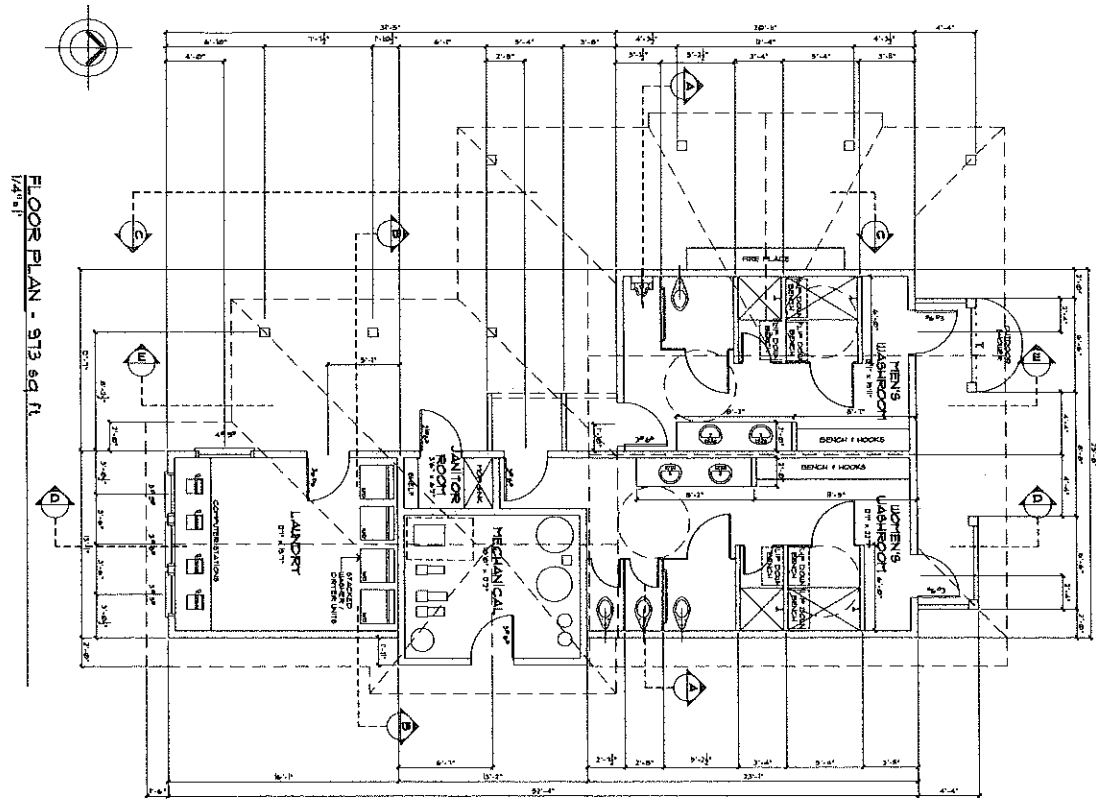
Elevations are taken from the
Village of Harrison Hot Springs
House Numbering Map HN-F-HR2
Date Stamped: 'Printed Jan 19 2001'
Benchmarks: 89 Harr 006 and
89 Harr 005.

Scale: 1:500

Date: April 8, 2009

File: MR07-150Topo4revised

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Of
1



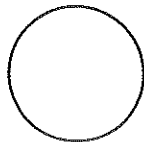
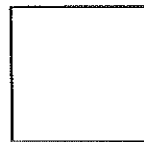
SCHEDULE "D"

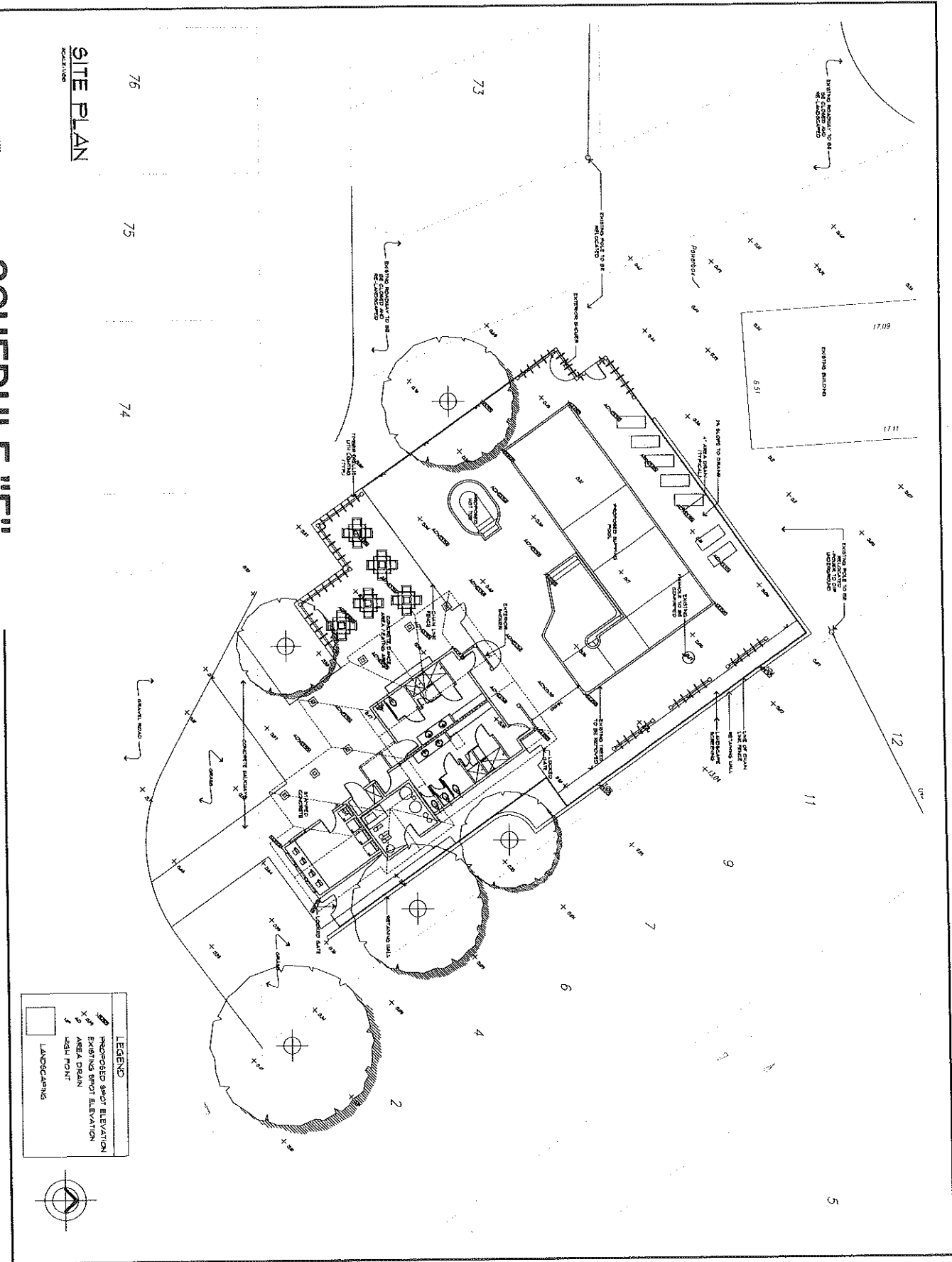


PROJECT NUMBER:	0879
SCALE:	1/4" = 1'
DATE:	JAN 2002

DRAWING NAME: FLOOR PLAN & CODE REVIEW		
ALL REVISIONS TO BE NOTED ON THIS		
NO.	REVISIONS / NOTES	DATE

PROJECT NAME:
**THE SPRINGS
CAMPGROUND BUILDING**
670 HOTSPRINGS ROAD
HARRISON HOT SPRINGS
BRITISH COLUMBIA





SCHEDULE "E"

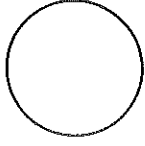
CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445



PROJECT NUMBER	0879
SCALE	1/8" = 1'-0"
DATE	JAN 2005
COPYRIGHT © 2005 BY CRAVEN/HUSTON/POWERS ARCHITECTS. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM CRAVEN/HUSTON/POWERS ARCHITECTS.	

DRAWING NAME	
SITE PLAN	
ALL DIMENSIONS TO BE VERIFIED ON SITE	
NO.	REVISION / ISSUES
1	ISSUED
2	ISSUED
3	ISSUED
4	ISSUED
5	ISSUED
6	ISSUED
7	ISSUED
8	ISSUED
9	ISSUED
10	ISSUED
11	ISSUED
12	ISSUED
13	ISSUED
14	ISSUED
15	ISSUED
16	ISSUED
17	ISSUED
18	ISSUED
19	ISSUED
20	ISSUED

PROJECT NAME:
**THE SPRINGS
CAMPGROUND BUILDING**
670 HOT SPRINGS ROAD
HARRISON HOT SPRINGS
BRITISH COLUMBIA





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: April 30, 2009
 FROM: Chief Administrative Officer FILE: 3060-20-54 (DP03/09)
 SUBJECT: Development Permit for property at 916 Hot Springs Road

RECOMMENDATION:

THAT Council approve the issuance of a Development Permit DP03/09 at 916 Hot Springs Road

BACKGROUND:

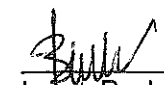
Mr. Baboth applied for a building permit to construct a new home at the above address. The lands are within the Geotechnical Hazards Development Permit Area which requires the a report by a qualified geotechnical engineer in respect to potential geotechnical hazards of building in proximity to the steep lands along the west side of the Village.

Mr. Baboth retained the services of a geotechnical engineer who was responsible for the original geotechnical hazard assessment for this area. A report was prepared with recommendations as to building siting and grading on the lands with respect to the construction of the proposed new home.

POLICY CONSIDERATIONS:

A resolution of Council is required to approve the Development Permit.

Respectfully submitted for your
 consideration;



 Larry Burk
 Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS

DEVELOPMENT PERMIT NO. DP03/09

1. This Development Permit No. DP 03/09 is issued to:

CHRIS BABOTH
PO BOX 737
HARRISON HOT SPRINGS BC V0M 1K0

as the owner (the "Permittee") and shall apply only to that certain parcel or tract of land within the Village of Harrison Hot Springs (the "Village") described below, and any and all buildings, structures, and other development thereon:

Parcel Identifier: Folio 5240 15385

Lot A, Section 12, Township 4, Range 29, west of the 6th Meridian, New Westminster District plan 21590

(the "Lands")

2. This Development Permit ("DP") is issued pursuant to the *Local Government Act* and the applicable bylaws of the Village and is issued subject to compliance with all of the bylaws of the Village, except as specifically varied or supplemented by this Permit.
3. The following DP terms and conditions shall apply to the Lands:
- 3.1 Buildings, structures and off-street parking shall be sited substantially in conformance with Thurber Engineering Report dated April 29, 2009 and attached hereto as Schedule A.
- 3.2 Buildings and structures shall be constructed substantially in conformance with Thurber Engineering Report dated April 29, 2009 and attached hereto as Schedule A.
4. The Permittee shall obtain from any purchaser of the Permittee's interest in the Lands, or portion thereof, an agreement to be bound by the terms of this Permit, and until such time as the purchaser agrees to be so bound, all obligations imposed on the Permittee under this Permit shall remain the sole obligations of the Permittee.
5. This Permit does not constitute subdivision approval or a Building Permit and does not entitle the Permittee to undertake any work without the necessary approvals or permits. Site work must be in compliance with the above noted geotechnical report.

6. This Permit does not constitute an approval under, or relieve the Permittee from complying with, all applicable provisions of the *Wildlife Act, Migratory Birds Convention Act, 1994* or any other federal, provincial or municipal statute, regulation or bylaw governing the Permittee's use and development of the Lands.
7. If trees on the Lands are proposed to be felled between April 1 and August 1 of any given year, then an appropriately qualified professional must monitor compliance with all applicable provisions of the *Wildlife Act, Migratory Birds Convention Act, 1994*, and any other federal or provincial environmental legislation governing the Permittee's use and development of the Lands.
8. If works defined in this Permit are not substantially commenced within two years of the date of issuance of this Permit, this Permit expires.
9. AUTHORIZING RESOLUTION PASSED by Village of Harrison Hot Springs Council on the _____ day of _____, 2009.

THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE
HEREBY ACKNOWLEDGED.

CHRIS BABOTH

(Print name above)

THIS PERMIT IS ISSUED this _____ day of _____, 2009.

The Corporate Seal of the VILLAGE OF)
HARRISON HOT SPRINGS was hereunto)
Affixed in the presence of:)
)
)

_____)
Mayor)
)
)
)

_____)
Corporate Officer)
)

Attachments:



THURBER ENGINEERING LTD.
GEOTECHNICAL • ENVIRONMENTAL • MATERIALS

April 29, 2009

File: 19-5514-0

Mr. Chris Baboth
PO Box 737
Harrison Hot Springs, B.C.
V0M 1K0

SCHEDULE "A"

916 HOT SPRINGS ROAD, HARRISON HOT SPRINGS GEOTECHNICAL HAZARD ASSESSMENT

Dear Chris:

As requested, Thurber Engineering Ltd. (TEL) has carried out a geotechnical hazard assessment for the above mentioned property. We understand that you require this report for submission to the Village of Harrison Hot Springs (the Village) in support of your application for a building permit application.

Use of our report is subject to the attached Statement of General Conditions.

1. BACKGROUND

We understand that you plan to remove an existing house on the property and build a new single family residence and detached garage. You provided us with a site plan showing the proposed house setback from the east property line along Hot Springs Road.

The building site is located near the toe of an east-facing slope within an area identified by the Village in the Official Community Plan (OCP) as having a potential for slope hazards such as debris slides and rockfall.

The scope of our work was to assess the potential geotechnical hazards that could impact or constrain the building site and provide our recommendation for a building setback from the toe of the slope.

Assessment of foundation conditions, retaining walls and flood construction levels was not included in our scope of work.

2. PROGRAM OF WORK

2.1 Air Photo Interpretation

We reviewed historical air photos dated between 1954 and 2004 borrowed from the Geographic Information Centre at UBC. There was no evidence

of major rockfall events or large scale slope instability on the slope to the west of the proposed building site during the 50 year photographic record.

2.2 Site Inspection

A site reconnaissance was conducted by Mr. David Regehr, P.Eng. of TEL on April 24, 2009. The assessment comprised an inspection of the property, including the slope to the west of the proposed building site. The location of the proposed house was estimated in the field using the setbacks provided and the relative location of the new house as compared to the existing structure.

The property is located on the west side of Hot Springs Road. The proposed building site is located on a relatively flat area that is located on the floodplain of the Miami River. It includes relatively steep, bedrock controlled slopes to the west. The slope is generally sparsely forested with minor underbrush.

The lower portion of the slope adjacent to the cleared yard slopes up at about 25° for about 30 m to a bench that is on the order of 20 m wide. On the slope, about 5 m above the toe, there was a small (less than about 1 m high) scarp indicating past slope instability. The soil conditions exposed in the scarp comprised soft to firm brown silt. Beyond the bench the slope increased to about 32° for about an additional 10 m beyond which semi-vertical bedrock was exposed. There was some rockfall accumulation on this upper slope and on the bench but no signs of recent rockfall activity or evidence of rockfall impact on trees growing on the slope.

Based on the site plan you provided showing the new house location relative to the east property line and existing structure, we estimate that the house will be about 21 m east of the toe of the slope and about 1 m east of an existing north/south concrete retaining wall.

3. RECOMMENDATIONS

We recommend a minimum setback of 20 m of level ground from the toe of the slope for all permanent structures, consistent with what is recommended in the OCP for this area. The level ground setback is precautionary and is intended to allow possible debris slides and rockfall to run out without damage to the proposed house or its occupants. The location of the new house as shown the plans appears to satisfy the recommended setback.

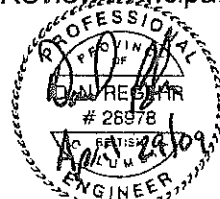


Further, the soil in the lower portion of the slope should not be disturbed or excavated as part of the site development and grading. Steepening this slope by excavation would likely lead to increase potential for slope instability. Therefore, to satisfy the recommendation for level ground beyond the toe of the slope and limit slope disturbance, we recommend there be no significant grade changes between the existing concrete retaining wall and the toe of the slope.

Provided the above recommendations are followed, it is our opinion that the proposed use of the land for a new single family residence is acceptable from a geotechnical perspective.

We trust that this letter provides sufficient information for your needs. Should you require clarification of any item or additional information, please contact us at your convenience.

Yours very truly,
Thurber Engineering Ltd.
Dave Smith, P.Eng.
Review Principal



David Regehr, P.Eng.
Project Engineer

STATEMENT OF GENERAL CONDITIONS

1. STANDARD OF CARE

This study and Report have been prepared in accordance with generally accepted engineering or environmental consulting practices in this area. No other warranty, expressed or implied, is made.

2. COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3. BASIS OF REPORT

The Report has been prepared for the specific site, development, design objectives and purposes that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document, subject to the limitations provided herein, are only valid to the extent that this Report expressly addresses proposed development, design objectives and purposes, and then only to the extent there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation or to consider such representations, information and instructions.

4. USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT AND SUCH USE SHALL BE ON SUCH TERMS AND CONDITIONS AS WE MAY EXPRESSLY APPROVE. The contents of the Report remain our copyright property. The Client may not give, lend or, sell the Report, or otherwise make the Report, or any portion thereof, available to any person without our prior written permission. Any use which a third party makes of the Report, are the sole responsibility of such third parties. Unless expressly permitted by us, no person other than the Client is entitled to rely on this Report. We accept no responsibility whatsoever for damages suffered by any third party resulting from use of the Report without our express written permission.

5. INTERPRETATION OF THE REPORT

- a) Nature and Exactness of Soil and Contaminant Description: Classification and identification of soils, rocks, geological units, contaminant materials and quantities have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature. Comprehensive sampling and testing programs implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and the Client and all other persons making use of such documents or records with our express written consent should be aware of this risk and this report is delivered on the express condition that such risk is accepted by the Client and such other persons. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.
- b) Reliance on Provided Information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of the Client or other persons providing information relied on by us. We are entitled to rely on such representations, information and instructions and are not required to carry out investigations to determine the truth or accuracy of such representations, information and instructions.

(see over)

INTERPRETATION OF THE REPORT *(continued)*

- c) Design Services: The Report may form part of the design and construction documents for information purposes even though it may have been issued prior to the final design being completed. We should be retained to review the final design, project plans and documents prior to construction to confirm that they are consistent with the intent of the Report. Any differences that may exist between the report recommendations and the final design detailed in the contract documents should be reported to us immediately so that we can address potential conflicts.
- d) Construction Services: During construction we must be retained to provide field reviews. Field reviews consist of performing sufficient and timely observations of encountered conditions to confirm and document that the site conditions do not materially differ from those interpreted conditions considered in the preparation of the report. Adequate field reviews are necessary for Thurber to provide letters of assurance, in accordance with the requirements of many regulatory authorities.

6. RISK LIMITATION

Geotechnical engineering and environmental consulting projects often have the potential to encounter pollutants or hazardous substances and the potential to cause an accidental release of those substances. In consideration of the provision of the services by us, which are for the Client's benefit, the Client agrees to hold harmless and to indemnify and defend us and our directors, officers, servants, agents, employees, workmen and contractors (hereinafter referred to as the "Company") from and against any and all claims, losses, damages, demands, disputes, liability and legal investigative costs of defence, whether for personal injury including death, or any other loss whatsoever, regardless of any action or omission on the part of the Company, that result from an accidental release of pollutants or hazardous substances occurring as a result of carrying out this Project. This indemnification shall extend to all Claims brought or threatened against the Company under any federal or provincial statute as a result of conducting work on this Project. In addition to the above indemnification, the Client further agrees not to bring any claims against the Company in connection with any of the aforementioned causes.

7. SERVICES OF SUBCONSULTANTS AND CONTRACTORS

The conduct of engineering and environmental studies frequently requires hiring the services of individuals and companies with special expertise and/or services which we do not provide. We may arrange the hiring of these services as a convenience to our Clients. As these services are for the Client's benefit, the Client agrees to hold the Company harmless and to indemnify and defend us from and against all claims arising through such hirings to the extent that the Client would incur had he hired those services directly. This includes responsibility for payment for services rendered and pursuit of damages for errors, omissions or negligence by those parties in carrying out their work. In particular, these conditions apply to the use of drilling, excavation and laboratory testing services.

8. CONTROL OF WORK AND JOBSITE SAFETY

We are responsible only for the activities of our employees on the jobsite. The presence of our personnel on the site shall not be construed in any way to relieve the Client or any contractors on site from their responsibilities for site safety. The Client acknowledges that he, his representatives, contractors or others retain control of the site and that we never occupy a position of control of the site. The Client undertakes to inform us of all hazardous conditions, or other relevant conditions of which the Client is aware. The Client also recognizes that our activities may uncover previously unknown hazardous conditions or materials and that such a discovery may result in the necessity to undertake emergency procedures to protect our employees as well as the public at large and the environment in general. These procedures may well involve additional costs outside of any budgets previously agreed to. The Client agrees to pay us for any expenses incurred as the result of such discoveries and to compensate us through payment of additional fees and expenses for time spent by us to deal with the consequences of such discoveries. The Client also acknowledges that in some cases the discovery of hazardous conditions and materials will require that certain regulatory bodies be informed and the Client agrees that notification to such bodies by us will not be a cause of action or dispute.

9. INDEPENDENT JUDGEMENTS OF CLIENT

The information, interpretations and conclusions in the Report are based on our interpretation of conditions revealed through limited investigation conducted within a defined scope of services. We cannot accept responsibility for independent conclusions, interpretations, interpolations and/or decisions of the Client, or others who may come into possession of the Report, or any part thereof, which may be based on information contained in the Report. This restriction of liability includes but is not limited to decisions made to develop, purchase or sell land.



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** May 1, 2009
FROM: Chief Administrative Officer **FILE:** 0110
SUBJECT: Council Remuneration and Expense Allowance Policy

RECOMMENDATION:

THAT Council approve the Council Remuneration and Expense Allowance Policy 1.19, 2009; and

THAT Council repeals Bylaw No. 882 in its entirety.

BACKGROUND:

Council requested that staff research and review remuneration and expense policies and bylaws for Mayor and Council with other similar municipalities in the Province.

DISCUSSION:

Staff sought assistance from an independent party – Vedder Pacific Management Inc. who has experience in dealing with local government matters including remuneration of Mayors and Councils.

This recommendation is based on recommendations in the report submitted from the independent consultant.

BUDGETARY CONSIDERATIONS:

The Financial Plan for 2009 to 2013 has considered the affect of this policy.


POLICY CONSIDERATIONS:

Each policy of the Village must be approved by resolution of Council.

ALTERNATIVES/OPTIONS:

Council can revert to the current Bylaw for remuneration and expenses; OR
Council can repeal the current bylaw 882 and approve the Policy 1.19.


Respectfully submitted for your
consideration;



Larry Burk
Chief Administrative Officer

Dale Courtice
Director of Finance

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 VILLAGE OF HARRISON HOT SPRINGS	
POLICY	
SUBJECT	POLICY NUMBER 1.19
COUNCIL REMUNERATION AND EXPENSE ALLOWANCE	DATE ADOPTED

Council of the Village of Harrison Hot Springs deems it necessary and expedient to adopt a Council Remuneration and Expense Allowance policy.

1. PURPOSE

Council of the Village of Harrison Hot Springs is empowered pursuant to the *Community Charter* to provide for the payment of remuneration, including any amount specified as an expense allowance to the Mayor and Councilors for the discharge of the duties of office;

Council is also empowered under the *Community Charter* to reimburse expenses incurred by a Council member;

2. REMUNERATION

1. Effective the first day of January, 2009 the Mayor of the Village of Harrison Hot Springs shall be paid twenty thousand dollars (\$20,000) per annum of which, six thousand six hundred and sixty seven dollars (\$6,667) shall be specified as an expense allowance;
2. Effective the first day of January, 2009, each Councillor of the Village of Harrison Hot Springs shall be paid ten thousand dollars (\$10,000) per annum of which, three thousand three hundred and thirty-three dollars (\$3,333) shall be specified as an expense allowance;
3. The remuneration amount shall be paid in monthly installments throughout the year;
4. The remuneration rates set out in Section 2.1 above shall commence from January 1, 2009 and be effective for the calendar year 2009, and thereby increased by \$5,000 per year on January 1st for the years 2010 and 2011;
5. The remuneration rates set out in Section 2.2 above shall commence from January 1, 2009 and be effective for the calendar year 2009, and thereby increased by \$2,500 per year on January 1st for the years 2010 and 2011;

3. EXPENSE ALLOWANCE

The following types of expenses qualify for reimbursement in the amount and at the level specified when representing the Village of Harrison Hot Springs on regular business. Per diem rates for expenses incurred on a daily basis, shall apply as follows:

1. Travel and Transportation

- | | |
|---|---|
| a) Private Vehicle Use | - .50 cents/km |
| b) Parking, Ferries, Highway Tolls, airfare & Taxi Service: | - re-imbursement at cost
upon verification by
receipt |

Note: The municipality will pay the difference between "Pleasure Use" and "Business Use" I.C.B.C. rates if use of the council members personal vehicle for the municipality is beyond the limits of "Pleasure Use" insurance.

2. Accommodation

- a) Where the municipality has not pre-arranged rooms: -re-imbursement at cost upon verification by receipt

3. Per Diem Allowance

- a) For each full day while on specific Council business all members of Council shall receive \$100.00;
- b) For each half day while on specific Council business all members of Council shall receive \$50.00;
- c) The determination of full and half days shall be considered on the basis of the appointment, meeting or seminar as scheduled for the event. When such event includes the cost of meals (breakfast, lunch or dinner) as part of the registration, the \$100 amount shall be reduced as follows:
 - i) If breakfast included– reduce by \$15.00
 - ii) If lunch included– reduce by \$25.00
 - iii) If dinner included– reduce by \$35.00

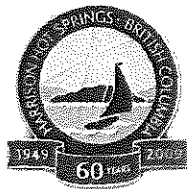
- iv) Where all three meals are included – reduce by \$75.00

Note: Continental Breakfast shall not be defined as “breakfast” for the purpose of this assessment.

4. Miscellaneous

- a) Telephone, photocopying, faxes and other business related items shall be reimbursed at cost upon verification by receipt.

APPROVED BY:	DATE:
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VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 909

Being a Bylaw to amend Fee Schedule Bylaw No. 906

WHEREAS: The Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Fee Schedule Bylaw Number 906, 2009, as adopted on April 6, 2009;

AND WHEREAS: it is deemed desirable to amend the fees;

NOW THEREFORE: the Council of the Village of Harrison Hot Springs, in open meeting assembled; HEREBY ENACTS AS FOLLOWS:

- 1. TITLE**
This Bylaw may be cited for all purposes as the “Village of Harrison Hot Springs Fee Schedule Amendment Bylaw No. 909, 2009”
- 2. AMENDMENT**
Bylaw No. 906 of the Village of Harrison Hot Springs cited as the “Village of Harrison Hot Springs Fee Schedule Bylaw No. 906, 2009” is hereby amended by;
- a. Page 7, Water Frontage Charges, delete \$7.64 per metre and insert“\$11.14”;
 - b. Page 8, Sewer Frontage Charges, delete \$.87 per metre and insert “\$6.13”;
 - c. Page 11, Boat Launch & Parking Lot Regulation, Section Fees, add “Fleet Pass , \$240.00 & GST”;
 - d. Page 12, in Fees for Use of Public Property or Facility for Events, Functions or Activities, Section 2 Damage Deposit:
 - i. - more than 100 up to 500, delete \$2,500.00 and insert “\$2,000.00”
 - ii. - greater than 500, delete \$5,000.00 and insert “\$2,500.00”

3. READINGS AND ADOPTION:

READ FOR A FIRST TIME THIS 14th DAY OF APRIL, 2009.

READ FOR A SECOND TIME THIS 14th DAY OF APRIL, 2009.

READ FOR A THIRD TIME THIS 14th DAY OF APRIL, 2009.

ADOPTED THIS 4th DAY OF MAY, 2009.

Ken Becotte
Mayor

Larry Burk
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 910

A Bylaw of the Village of Harrison Hot Springs to establish the Financial Plan for the years 2009-2013.

WHEREAS the Community Charter requires the municipality to adopt a financial plan annually;

AND WHEREAS public consultation regarding the financial plan was provided by way of an open meeting;

NOW THEREFORE the Council of the Village of Harrison Hot Springs, in open meeting, lawfully assembled, ENACTS AS FOLLOWS:

1. That Schedule "A" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan for the years 2009-2013.
2. That Schedule "B" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan Objectives and Policies Statement for the year 2009 – 2013.
3. This bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Financial Plan Bylaw No. 910, 2009"
4. Bylaw No. 888, 2008 – 2012 Financial Plan is hereby repealed.

READ A FIRST TIME THIS 30th DAY OF APRIL, 2009.

READ A SECOND TIME THIS 30th DAY OF APRIL, 2009.

READ A THIRD TIME THIS 30th DAY OF APRIL, 2009.

ADOPTED THIS 4th DAY OF MAY, 2009.

Ken Becotte
Mayor

Larry Burk
Corporate Officer

BYLAW NO. 910, 2009
SCHEDULE B
2009 FINANCIAL PLAN OBJECTIVES AND POLICIES

In accordance with Section 165(3.1) of the *Community Charter*, the Village of Harrison Hot Springs is required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the *Community Charter*;
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions.

Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2009. Property taxes usually form the greatest proportion of revenue. As a revenue source, property taxation offers a number of advantages, for example, it is simple to administer and it is fairly easy for residents to understand. It offers a stable and reliable source of revenues for services that are difficult or undesirable to fund on a user pay basis. These include services such as:

- general administration;
- public works common services;
- roads and street maintenance;
- fire protection;
- bylaw enforcement;
- street lighting; and
- beach and parks maintenance.

During 2009 the Village will borrow \$1,500,000 for the construction of a new water reservoir and potentially \$300,000 towards the initial phase of a new sewer line to the District of Kent. Water frontage taxes and municipal debt taxes respectively will fund the debt servicing on this borrowing.

Government grants include both unconditional grants that will be received and conditional grants that have either been approved or are still in the approval process.

Transfers from reserves are used to assist in funding capital projects to lessen the burden on property and frontage taxes.

User fees and charges typically form the second largest proportion of planned revenue. Many services can be measured and charged on a user-pay basis. Services where fees and charges can be easily administered include water and sewer usage, building permits, business licenses, and sale of services— these are charged on a user pay basis. User fees attempt to apportion the value of a service to those who use the service.

Table 1: 2009 Funding Sources

Revenue Source	% of Total Revenue	Dollar Value
Property taxes	21%	\$1,615,750
Proceeds from borrowing	24%	\$1,800,000
Government grants	28%	\$2,105,310
User fees and charges	10 %	\$778,600
Reserve transfers	10%	\$791,500
Other sources	7%	\$513,400

Objectives

- For 2009 the Village is comfortable with the current mix of funding sources;
- Over the next two years the Village shall endeavour to maintain the current proportion of funding sources without having to borrow;
- To develop further funding sources to gain more revenue; and
- Endeavour to develop funding sources that will be sustainable over the short and long term.

Policies

- Over the next two years review the total proportion of user fees and adjust as required;
- Over time decrease the Village's reliance on property taxes and focus on increasing revenue received from user fees and charges;
- Mitigate the impact on property taxes by applying for government grants;
- Ensure that user fees and charges are increased on a regular basis in line with inflation while ensuring that services remain affordable and competitive;
- Attempt to keep proportionate share of revenue from property taxes at a level similar to the average of comparable municipalities;
- Pursue cost recovery for water, sewer and other municipal services through appropriate user fees;
- Endeavour to acquire resources whose primary responsibility is to seek out, apply for, and manage provincial and federal government grants.

Distribution of Property Taxes

Table 2 outlines the distribution of property taxes among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class provides the largest proportion of the assessment base and consumes the majority of Village services.

Table 2: Distribution of Property Tax Rates

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	57%	\$925,000
Business (6)	41%	\$656,700
Recreation/Non-profit (8)	2%	\$34,050

Objectives

- Village Council recognizes that residential tax payers are the predominant users of municipal services and therefore should bear a larger portion of the tax burden. Therefore review the ratio to see if changes are required; and
- Ensure that the Village is competitive with other similar sized municipalities in British Columbia.

Policies

- Set property tax rates that are based on principals of equity and responsiveness to current economic trends;
- Regularly review and compare Village's distribution of tax burden relative to other similar municipalities in British Columbia; and
- Ensure that property taxes are in line with goals and policies in the Official Community Plan and Regional Growth Strategy;
- Consider a property tax commission to review the Village's distribution of tax rates among the property classes, i.e. residential, business and recreational/non-profit.

Permissive Tax Exemptions

The Village should consider how to support or encourage growth in the community through the use of permissive tax exemptions. For example;

- Is the financial loss of a permissive tax exemption to the social benefit?
- Is there evidence of long-term benefit from a revitalization tax exemption?
- Who will benefit directly or indirectly from permissive tax exemptions?
- Review all relevant considerations, factors and other advice in relation to permissive tax exemptions from the Ministry of Community Development.

Objective

The Village to actively pursue answers to the above and make appropriate recommendations as to whether a permissive tax exemption policy needs to be developed.

Policy

The Village does not have an existing policy which guides the administration and approval of permissive tax exemptions.



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 911 TAX RATE BYLAW

A Bylaw to establish tax rates for 2009.

The Council of the Village of Harrison Hot Springs, in open meeting, lawfully assembled, ENACTS
AS FOLLOWS:

1. The following rates are hereby imposed and levied for the year 2009.
 - (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of Schedule I attached hereto and forming a part of this bylaw.
 - (b) For debt purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule I attached hereto and forming a part of this bylaw.
 - (c) For Regional Hospital District purposes on the full assessed value of all land and assessed value of all improvements taxable for Regional Hospital District purposes, rates appearing in Column "A" of Schedule II attached hereto and forming a part of this bylaw.
 - (d) For Regional District purposes on the full assessed value of all land and assessed value of all improvements taxable for Regional Hospital District purposes, rates appearing in Column "B" of Schedule II attached hereto and forming a part of this bylaw.
2. The minimum amount of taxation upon a parcel of real property shall be one dollar (\$1.00).
3. This bylaw may be cited as "Tax Rate Bylaw No. 911, 2009."
4. Bylaw No. 892, 2008 Tax Rate Bylaw is hereby repealed.

READ A FIRST TIME THIS 30th DAY OF APRIL, 2009.

READ A SECOND TIME THIS 30th DAY OF APRIL, 2009.

READ A THIRD TIME THIS 30th DAY OF APRIL, 2009.

ADOPTED THIS 4th DAY OF MAY, 2009.

Ken Becotte,
Mayor

Larry Burk,
Corporate Officer

BYLAW NO. 911, 2009

SCHEDULE I

GENERAL MUNICIPAL PURPOSES

PROPERTY CLASS	TAX RATES (DOLLARS OF TAX PER \$1,000 TAXABLE VALUE)		
	A GENERAL MUNICIPAL	B DEBT	TOTAL
1. Residential	2.92813	.04816	2.97629
2. Utilities	10.24846	.16856	10.41702
3. Supportive Housing	2.92813	.04816	2.97629
4. Major Industry	9.95564	.16374	10.11938
5. Light Industry	9.95564	.16374	10.11938
6. Business/Other	9.07720	.14929	9.22649
7. Managed Forest Land	8.78439	.14448	8.92887
8. Recreation/Non Profit	9.07720	.14929	9.22649
9. Farm	2.92813	.04816	2.97629

BYLAW NO. 911, 2009

SCHEDULE I

GENERAL MUNICIPAL PURPOSES

PROPERTY CLASS	TAX RATES (DOLLARS OF TAX PER \$1,000 TAXABLE VALUE)		
	A REGIONAL HOSPITAL	B REGIONAL DISTRICT	TOTAL
1. Residential	.25682	.20353	.46035
2. Utilities	.89887	.71236	1.61123
3. Supportive Housing	.25682	.20353	.46035
4. Major Industry	.87319	.69200	1.56519
5. Light Industry	.87319	.69200	1.56519
6. Business/Other	.62921	.49865	1.12786
7. Managed Forest Land	.77046	.61059	1.38105
8. Recreation/Non Profit	.25682	.20353	.46035
9. Farm	.25682	.20353	.46035



TO: Mayor and Council **DATE:** April 29, 2009

FROM: Larry Burk, Chief Administrative Officer **FILE:** 3360-20-09
RZ 02/07

SUBJECT: Application to rezone the lands at 853 Hot Springs Road

The OCP designates the lands as Low Density Residential but also suggests that in certain areas the continuation of existing multi-family residential and commercial uses existing at the date of adoption of the OCP bylaw can continue. To the best of our records the only activity on the lands at the time of adopting the OCP was a limited use marine mechanic and repair shop in one bay of the existing building. The remainder of the property was unused and the old service station had been abandoned.

The lands have not been used as a CS zone for more than 6 months. Section 911 of the *Local Government Act* indicates that if uses on lands that were “grandfathered” at the time of adoption of a zoning bylaw or OCP ceases for a period exceeding 6 months, then any new development must conform to the new zoning or OCP designations.

The OCP Low Density Residential (6.3.2) limits development to single family and duplex development. The maximum density this suggests is 20 units per hectare. There is no zone in the current zoning bylaw that conforms to this density.

- R1 15 units per hectare if connected to community water;
- R2 12 duplexes/24 units per hectare or single family is 15 units per hectare if connected to community water;
- R3 25 units per hectare at single family including bare land strata developments when connected to community water;

Since there is no existing multi family use on the lands then the multi family part in 6.3.2 is not applicable.

An OCP amendment may be required to utilize current zoning regulations. This process is onerous and would not accomplish or change much in the way of precedent or process.

Another approach is to maintain the OCP designation and consider a Comprehensive Zone that equates to the density specified. This would negate the need to wait for revisions to the zoning bylaw. I would strongly advise that neighborhood consultation be part of this process, something that would likely limit the effectiveness of promoting the application at this time. The developer first made application in June of 2007.

A final approach may be to accept that the intent of the OCP is being met by utilizing the current R3 zone which equates to 25 units per hectare. The current R3 zone does not set “density” actually. It limits the size of lots to 400 square meters. The conversion to 25 units per hectare is simple arithmetic.

Practically an R3 project on these lands would not likely achieve a density of 25 units per hectare. Land required for roadway/driveways, setbacks between buildings, etc. would actually limit the number of units. A direct conversion of area to 25 units per hectare equals 7 units. The maximum number of units on the lands at 20 units per hectare is 6. Therefore the change is not a significant factor overall.

Realistically speaking the actual number of units that could be developed would only be 5, possibly 6.

The surrounding area is developed at R1 and R2 densities. The homes and lots are larger than would be prevalent on the R3 zone. This may be a factor in determining whether this application would require a public hearing.

The impetus to bring this application forward at this time is the result of a recent conversation with the owner. He is being taxed on the lands as commercial and his financing is based on commercial zoning. Since he can't even use it as commercial nor can he develop it in a way that he can recoup his investment, he wanted to at least rezone to what is permitted so as to reduce his tax and financial burden while he goes through the process of reviewing his options and attempting to develop the lands to the highest and best use.

BUDGETARY CONSIDERATIONS:

There are no budgetary considerations for the Village with respect to this application or rezoning except a reduction in taxes.

Upon appropriate development a significant increase in taxes would be expected.

POLICY CONSIDERATIONS:

Rezoning applications can require a Public Hearing. If an application meets the intent of the OCP and is consistent with the intent of the zoning bylaw then a public hearing is not required by legislation.

These lands are designated as Low Density Residential in the OCP. The proposed use of this application in staff's opinion is consistent with the Low Density Residential designation.

In order to meet standards of the zone, the extension of the community water system on Hot Springs Road would be required. The lands are connected to the community sewer system. A drainage system is available but may have to be reviewed for adequacy at time of development or subdivision.

The property is not within a development permit area but Council can designate that the lands meet design guidelines acceptable to the Village prior to approval of any development on the lands.

Any development on the lands following rezoning will require connection to municipal services including water, sewer and drainage systems.

Any development on the lands would be required to conform to all federal, provincial and any other municipal regulations and statutes including payment of appropriate development cost charges at the appropriate time.

Rezoning of lands adjacent to a Provincial Highway requires the approval of the Ministry of Highways.


ALTERNATIVES/OPTIONS:

Council can approve the application;

Council can approve 1 or 2 readings and set a public hearing date; OR

Council can approve 1st, 2nd and 3rd readings and waive a public hearing provided that the developer volunteers to provide necessary works and services and executes a development agreement covenant covering the required works and services prior to 4th reading. *RECOMMENDED*

Respectfully submitted for your
consideration;



Larry Burk
Chief Administrative Officer



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 913**

A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw Number 672-1996

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw Number 672-1996, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted on October 28, 1996;

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 Zoning Amendment Bylaw No. 913, 2009".

II. AMENDMENT

- a. That the lands at 853 Hot Springs Road and currently zoned as Service Station Zone (CS) of the Village of Harrison Hot Springs and legally described as:

*Lot 53, Section 12, Township 4, Range 29, West 6th Meridian, New Westminster
Land District, Plan 52361*

be amended and rezoned as Residential One (Small Lot) Zone (R3) of the Village of Harrison Hot Springs; and

- b. That the Zoning Map of the Village of Harrison Hot Springs Zoning Bylaw No. 672, 1996, Schedule "A", 853 Hot Springs Road be amended to Residential One (Small Lot) Zone (R3).

III. READINGS AND ADOPTION

READ A FIRST TIME THIS 4th DAY OF MAY, 2009

READ A SECOND TIME THIS 4th DAY OF MAY, 2009

READ A THIRD TIME THIS 4th DAY OF MAY, 2009

ADOPTED THIS ____ DAY OF _____, 2009.

Mayor

Corporate Officer

