



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, April 19, 2010
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 6, 2010		THAT the minutes of the Regular Council Meeting of April 6, 2010 be adopted.	Item 4.1 Page 1
<input type="checkbox"/> Special Council Meeting Minutes – April 8, 2010		THAT the minutes of the Special Council Meeting of April 8, 2010 be adopted.	Item 4.2 Page
<input type="checkbox"/> Special Council Meeting Minutes – April 15, 2010		THAT the minutes of the Special Council Meeting of April 15, 2010 be adopted.	Item 4.3 Page
5. BUSINESS ARISING FROM THE MINUTES			
6. DELEGATIONS AND PETITIONS			
7. CORRESPONDENCE			
<input type="checkbox"/> Letter dated April 14, 2010 from the District of Kent re: Transport Canada Contribution Agreement (attached correspondence relates to In Camera minutes)			Item 7.1 Page

8. BUSINESS ARISING FROM CORRESPONDENCE		
9. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS		
10. REPORTS FROM MAYOR		
K. Becotte – verbal		
11. REPORTS FROM COUNCILLORS		
D. Harris - verbal D. Kenyon - verbal A. Jackson - verbal B. Perry – verbal		
12. REPORTS FROM STAFF		
<input type="checkbox"/> Harrison Hot Springs Preschool and After School Care	<p>Report of Interim Chief Administrative Officer – April 14, 2010 Re: Harrison Hot Springs Preschool and After School Care</p> <p>Recommendation:</p> <p>THAT Council, with regret, decline to provide a grant to the Society equal to the legal fees given the budget challenges the Village has had this year; and further</p> <p>THAT Council not provide assurance of an annual grant of \$4,000.00.</p>	Item 12.1 Page
<input type="checkbox"/> Bylaw Enforcement Officer Service Agreement 2010-2011	<p>Report of Interim Chief Administrative Officer – April 14, 2010 Re: Bylaw Enforcement Officer Service Agreement 2010-2011</p> <p>Recommendation:</p> <p>THAT the Bylaw Enforcement Service Agreement between the Village of Harrison Hot Springs and Devlin Onucki be entered into for the term May 1, 2010 to May 1, 2011, with the option to extend or renew for a term as mutually agreed to.</p>	Item 12.2 Page
<input type="checkbox"/> Proposed Zoning Change of Properties Zoned C-5 (Tourist Commercial) within Neighbourhood Planning Area 1(Pine Avenue)	<p>Report of Michael Rosen, Planning Consultant – April 13, 2010 Re: Proposed Zoning Change of Properties Zoned C-5 (Tourist Commercial) within Neighbourhood Planning Area 1(Pine Avenue)</p> <p>Recommendations:</p> <p>THAT Village staff be requested to start the process of considering potential amendments to the C-5 zoning for properties within Neighbourhood Planning Area 1 by first reporting back to Council with potential options and then referring the options to the Advisory Planning Commission for comment; and</p>	Item 12.3 Page

<p>☐ Rezoning Application – Jastrzebski, 622 & 626 Hot Springs Road</p>	<p>THAT a component of the process of considering potential amendments to the C-5 zone for properties within Neighbourhood Planning Area include consultation with the affected property owners.</p> <p>Report of Michael Rosen, Planning Consultant – April 13, 2010 Re: Rezoning Application – Jastrzebski, 622 and 626 Hot Springs Road</p> <p>Recommendation:</p> <p>THAT Mr. Adam Jastrzebski be informed that:</p> <ul style="list-style-type: none"> a) the information required pursuant to Policy 5.3.3 of the Official Community will need to be provided to the Village prior to the Village proceeding further with the application; and b) that upon receipt of that information the application will be referred to the Advisory Planning Commission, the Ministry of Transportation, and the Fraser Valley Regional District pursuant to the consultation requirements of Section 879 of the Local Government. 	<p>Item 12.4 Page</p>
<p>13. BYLAWS</p>		
<p>☐ Fee Schedule Bylaw No. 933, 2010</p> <p>☐ Bylaw Notice Enforcement Amendment No. 934, 2010</p> <p>☐ Official Community Plan Amendment Bylaw No. 937, 2010 Greenhouse Gas Emission Reduction Targets, Policies and Actions</p>	<p>THAT Fee Schedule Bylaw No. 933, 2010 be adopted.</p> <p>THAT Bylaw Notice Enforcement Amendment Bylaw No. 934, 2010 be adopted.</p> <p>Report of Michael Rosen, Planning Consultant – April 13, 2010 Re: Official Community Plan Amendment Bylaw No. 937, 2010 Greenhouse Gas Emission Reduction Targets, Policies and Actions</p> <p>Recommendations:</p> <p>THAT Official Community Plan Amendment Bylaw No. 937, 2010 be read a first and second time;</p> <p>THAT Village staff be authorized to arrange for the holding of a public hearing on 3 May 2010; and</p> <p>THAT pursuant to Section 879 of the <i>Local Government Act</i>, Official Community Plan Amendment Bylaw No. 937, 2010 be referred to the Fraser Valley Regional District for comment.</p>	<p>Item 13.1 Page</p> <p>Item 13.2 Page</p> <p>Item 13.3 Page</p>
<p>14. QUESTIONS FROM THE PUBLIC (AGENDA ITEMS ONLY)</p>		

15. ADJOURNMENT

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

41

DATE: April 6, 2010
TIME: 7:00 p.m.
PLACE: Council Chambers

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

Ted Tisdale, Interim Chief Administrative Officer
Andre Isakov, Community and Economic Development
Officer
Debra Key, Corporate Officer (Recorder)

ABSENT:

1. CALL TO ORDER

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

The Mayor welcomed Interim Chief Administrative Officer Ted Tisdale.

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

Moved by Councillor Perry
Seconded by Councillor Harris

THAT the agenda be approved.

CARRIED

4. ADOPTION AND RECEIPT OF MINUTES

☐ Regular Council Meeting
Minutes – March 15, 2010

Moved by Councillor Kenyon
Seconded by Councillor Harris

THAT the minutes of the Regular Council Meeting of March 15, 2010
be adopted.

CARRIED

☐ Special Council Meeting
Minutes – March 18, 2010

Moved by Councillor Perry
Seconded by Councillor Harris

THAT the minutes of the Special Council Meeting of March 18, 2010
be adopted.

CARRIED

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 6, 2010*

❑ Special Council Meeting
Minutes – March 24, 2010

Moved by Councillor Perry
Seconded by Councillor Jackson

THAT the minutes of the Special Council Meeting of March 24, 2010 be adopted.

CARRIED

❑ Special Council Meeting
Minutes – March 31, 2010

Moved by Councillor Harris
Seconded by Councillor Kenyon

THAT the minutes of the Special Council Meeting of March 31, 2010 be adopted.

CARRIED

❑ Advisory Planning
Commission Meeting
Minutes – February 16, 2010

Moved by Councillor Perry
Seconded by Councillor Jackson

THAT the minutes of the Advisory Planning Commission Meeting of February 16, 2010 be received.

CARRIED

❑ Public Hearing Minutes –
March 29, 2010 OCP and
Zoning Bylaw Amendments

Moved by Councillor Jackson
Seconded by Councillor Harris

THAT the minutes of the Public Hearing of Official Community Plan Amendment Bylaw No. 935, 2010 and Zoning Bylaw Amendment Bylaw No. 936, 2010 be adopted.

CARRIED

5.

BUSINESS ARISING FROM THE MINUTES

6.

PUBLIC AND STATUTORY HEARINGS

None

7.

DELEGATIONS

Teens 4 Teens – Youth Activities for Community

Dawson Burtch from the A.C.E. school introduced the Teens 4 Teens and provided a brief summary of activities and programs that they would like to see made available for youth in the community. They asked Council to consider the extension of the current bus schedule in order to for the youth to attend special events such as hockey, theatres and bowling outside of Agassiz and Harrison.

Megan Stanley, Vanessa Kobuch, from AESS asked Council to consider family and teen skate programs.

Taylor-Rae Zantovsky asked Council to consider a Youth Drop in Centre at the Leisure Centre at the District of Kent to house pool tables, dance floor, tables and chairs and a kitchen.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 6, 2010*

Ann Johnstone advised that the students will also be making a presentation to Healthy Communities, District of Kent Council and to Show Kids you Care.

The Mayor reported that an application for a Skate Park has been forwarded and asked if any students would be interested in participating in the development process.

8. CORRESPONDENCE

☐ Letter dated March 11, 2010 from the City of Burnaby re Trade Agreements

☐ Letter dated March 2010 from the 2010 Canada Post Community Literacy Awards

9. BUSINESS ARISING OUT OF CORRESPONDENCE

**REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE
AND COMMISSIONS**

10. REPORTS FROM MAYOR

The Mayor reported that a hiring process for a new CAO will be moving ahead.

If anyone is interested in participating in Canada Day Celebrations contact Councillor Harris.

11. REPORTS FROM COUNCILLORS

Councillor Harris Attended budget and special council meetings.

Councillor Kenyon Attended budget and special council meetings. Attended at the District of Kent regarding additional transit service hours.

Attended a Regional Transit Workshop in Abbotsford on April 1, 2010. The goal is to make transportation 100% accessible.

Councillor Jackson Attended March 25, 2010 BC Lung Association Annual Clean Air Conference. Science has proven that air pollution and ozone are killing people.

Attended Environment Committee meeting April 6, 2010. A delegation from the Ministry of Agriculture provided an outline on the gasification of poultry litter and animal carcasses in the Fraser Valley. Currently these are trucked to Alberta. The goal is to create less air pollution.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 6, 2010*

An Air Quality Management Plan has been completed and will be forthcoming.

Councillor Perry

Attended APC meeting March 16, 2010
Attended budget meeting March 18, 2010
Attended In Camera meeting March 22, 2010 and Healthy Communities meeting at the District of Kent
Attended the Veteran's dinner at Legion Branch
Attended budget meeting March 24, 2010
Attended public hearing on March 29, 2010 re Springs Café
Attended In Camera meeting March 30, 2010
Attended budget meeting March 31, 2010

REPORTS FROM STAFF

☐ Agassiz-Harrison Transit System – additional bus

Moved by Councillor Kenyon
Seconded by Councillor Perry

Report of Interim Chief Administrative Officer – March 31, 2010
Re: Annual Operating Agreement – District of Kent, BC Transit & Farwest Transit Services Inc.

THAT the Village of Harrison Hot Springs' additional cost share allocation for a second transit vehicle to the Agassiz-Harrison Transit system be approved at \$480.00 per month.

CARRIED

BYLAWS

☐ Fee Schedule Bylaw No. 933, 2010

Moved by Councillor Jackson
Seconded by Councillor Perry

THAT Fee Schedule Bylaw No. 933, 2010 be given third reading.

CARRIED

☐ Bylaw Notice Enforcement Amendment No. 934, 2010

Moved by Councillor Kenyon
Seconded by Councillor Perry

THAT Bylaw Notice Enforcement Amendment Bylaw No. 934, 2010 be given third reading.

CARRIED

Report of Michael Rosen, Planning Consultant – April 1, 2010
Re: Official Community Plan Amendment Bylaw No. 935
Zoning Bylaw Amendment Bylaw No. 936
IRCA Developments – 120 & 130 Esplanade Avenue

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 6, 2010*

☐ Official Community Plan
Amendment Bylaw No. 935

Moved by Councillor Jackson
Seconded by Councillor Harris

THAT the Official Community Plan Amendment Bylaw No. 935, 2010
be read a third time; and

CARRIED

☐ Zoning Bylaw Amendment
Bylaw No. 936

Moved by Councillor Jackson
Seconded by Councillor Perry

THAT Zoning Bylaw Amendment Bylaw No. 936, 2010 be read a third
time.

CARRIED

14.

QUESTIONS FROM THE PUBLIC

A member of the public asked about the Event Coordinator position.
The hiring process is still ongoing.

A member of the public asked why the Petition wasn't reflected in the
minutes.

A member of the public asked about the former CAO's departure
severance package.

A member of the public asked how much money the Village has spent
on drilling wells.

A member of the public commented on the bus service issue.

A member of the public commented that there is an unfulfilled need with
the transportation system.

ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Harris

THAT the meeting be adjourned.

The meeting adjourned at 7:50 p.m.

CARRIED

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 6, 2010*

Ken Becotte
Mayor

Ted Tisdale
**Interim Chief Administrative
Officer**

Certified a true and correct copy of the minutes of the
Regular Meeting of Council held April 6, 2010 in the
Council Chambers, Village of Harrison Hot Springs, BC

Debra Key,
Corporate Officer

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

4.2

DATE: April 8, 2010
TIME: 9:30 a.m.
PLACE: Council Chambers

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

Ted Tisdale, Interim Chief Administrative Officer
Dale Courtice, Director of Finance
Andre Isakov, Community and Economic Development Officer
Debra Key, Corporate Officer (Recorder)

ABSENT:

(1) Call to
Order

CALL TO ORDER

Mayor Becotte called the meeting to order at 9:30 a.m.

(2)

INTRODUCTION OF LATE ITEMS

(3)

ITEMS FOR DISCUSSION

☐ 2010 Budget

2010 Budget

The Director of Finance gave a brief overview of the highlighted changes from the previous draft of March 31, 2010.

Councillor Jackson provided Council with budget deficit reduction proposal.

Moved by Councillor Perry
Seconded by Councillor Kenyon

THAT the issue of green waste be discussed at the next Joint Council meeting with the District of Kent.

CARRIED
OPPOSED BY COUNCILLOR HARRIS

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE SPECIAL COUNCIL MEETING
*April 8, 2010***

Moved by Councillor Perry
Seconded by Councillor Kenyon

THAT the Village of Harrison Hot Springs' green waste facility be closed effective May 31, 2010.

CARRIED
OPPOSED BY COUNCILLOR JACKSON

Next meeting is scheduled for April 15, 2010 at 11:30 a.m.

(4) REPORTS FROM STAFF

(5) BYLAWS

(6) ADJOURNMENT

Moved by Councillor Perry
Seconded by Councillor Harris

THAT the meeting be adjourned at a.m.

CARRIED

Ken Becotte
Mayor

Ted Tisdale
Interim Chief Administrative Officer

Certified a true and correct copy of the minutes of
the Special Council Meeting held April 8, 2010
in the Council Chambers, Village of Harrison Hot
Springs, BC

Debra Key
Corporate Officer

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

DATE: April 15, 2010
TIME: 11:30 a.m.
PLACE: Council Chambers

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

Ted Tisdale, Interim Chief Administrative Officer
Dale Courtice, Director of Finance
Andre Isakov, Community and Economic Development Officer
Debra Key, Corporate Officer (Recorder)

ABSENT:

**(1) Call to
Order**

CALL TO ORDER

Mayor Becotte called the meeting to order at 11:30 a.m.

(2)

INTRODUCTION OF LATE ITEMS

(3)

ITEMS FOR DISCUSSION

□ 2010 Budget

2010 Budget

The Director of Finance advised that the capital sewer planning CCTV report required an increase to \$42,000 and that the municipal office building has been reduced to \$5,000.

The Director of Finance provided Council with several scenarios for tax rate and revenue comparisons.

The Director of Finance advised Council that the frequent use of reserves is not a sustainable approach.

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT a provisional expenditure of \$5,000 from parks and recreation for planting and soil purposes be approved.

CARRIED

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE SPECIAL COUNCIL MEETING
April 15, 2010

The next meeting is scheduled for April 20, 2010 at 9:30 a.m.

(4) **REPORTS FROM STAFF**

(5) **BYLAWS**

(6) **ADJOURNMENT**

Moved by Councillor Perry
Seconded by Councillor Jackson

THAT the meeting be adjourned at 1:25 p.m.

CARRIED

Ken Becotte
Mayor

Ted Tisdale
Interim Chief Administrative Officer

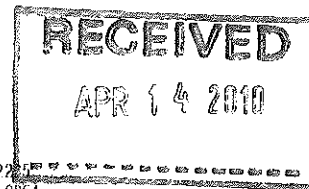
Certified a true and correct copy of the minutes of
the Special Council Meeting held April 15, 2010
in the Council Chambers, Village of Harrison Hot
Springs, BC

Debra Key
Corporate Officer



7170 Chearn Avenue
P.O. Box 70
Agassiz, British Columbia
Canada V0M 1A0

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



7.1

FILE #	DATE
2280-20-01	APR 14 2010
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> ACCTS P.R.
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN
<input checked="" type="checkbox"/> DIR F	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> SUP P/W	<input type="checkbox"/> MAYOR
<input type="checkbox"/> PAYROLL TAX	<input type="checkbox"/> COUNCIL
ITEM A B C	
COUNCIL AGENDA	
DATE <u>Apr 14/10</u>	
INITIAL <u>PL</u>	
(ITEMS: A - REQ, ACTION; B - INFO - W RESP; C - INFO ONLY)	

April 14, 2010

Mr. Ted Tisdale,
Acting / Chief Administrative Officer
Village of Harrison Hot Springs
P.O. Box 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Dear Mr. Tisdale:

RE: Transport Canada Contribution Agreement – Transfer of Funds

Pursuant to the March 2009 Joint Meeting of Councils, and the previous January 2006 resolutions of both Councils, we are requesting funds of \$210,000.00 from the Village of Harrison Hot Springs Transport Canada – Contribution Agreement funding to the District of Kent. Further, I have attached previous correspondence and the resolutions as background information. The monies will be used for the completion of the Breakwater Improvement Project that has been previously agreed upon.

If you require any additional information, please do not hesitate to contact myself or Mr. Kerry Hilts, Director of Community Services at 604-796-2235.

Sincerely,

Mr. Wallace Mah,
Chief Administrative Officer

KLH

- c. Mr. K. Hilts, Director of Community Services
Mr. G. Savard, Director of Financial Services



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 14, 2010

FROM: Ted Tisdale, Interim Chief Administrative Officer **FILE:** 2320

PREPARED BY: Debra Key, Corporate Officer

SUBJECT: Bylaw Enforcement Officer Service Agreement 2010-2011

BACKGROUND:

A bylaw enforcement contract was awarded in 2008 after the opportunity to bid was advertised in the local papers and on the Village website. Devlin Onucki was the successful applicant.

In 2009 a new agreement was entered into with Devlin Onucki wherein the agreement provided for a clause of renewal to be extended or renewed by Council resolution prior to expiry of the agreement.

It is desirable that Devlin Onucki be contracted to provide bylaw enforcement services.

BUDGETARY CONSIDERATIONS:

There is no increase to remuneration and it is desirable to approve the agreement as the services are included in the 2010 budget.

RECOMMENDATION:

THAT the Bylaw Enforcement Service Agreement between the Village of Harrison Hot Springs and Devlin Onucki be entered into for the term May 1, 2010 to May 1, 2011, with the option to extend or renew for a term as mutually agreed to.

Respectfully submitted for your
Consideration;



Ted Tisdale
Interim Chief Administrative Officer



Debra Key
Corporate Officer

S:\00 Electronic Filing\2200 - 2499 LEGAL MATTERS\2320 CONTRACTS\Bylaw Enforcement Service\2010.04.14 Bylaw Enforcement Service Agreement.RTC.doc



VILLAGE OF HARRISON HOT SPRINGS

THIS AGREEMENT is dated for reference this day of , 2010

BETWEEN:

VILLAGE OF HARRISON HOT SPRINGS
(the "Village")

-and-

DEVLIN ONUCKI

SERVICE AGREEMENT

WHEREAS the Contractor is contracted by the Village pursuant to this Service Agreement to provide bylaw enforcement services;

AND WHEREAS the Contractor and the Village wish to enter into a Service Agreement to govern their relationship;

NOW THEREFORE in consideration of the covenants herein contained, the parties hereto agree as follows:

1. The work, as described in section 4, shall begin on May 1, 2010 and shall terminate on May 1, 2011, unless renewed or extended for a term as mutually agreed to.
2. This agreement is for services of the Contractor as an independent Contractor only and nothing in this agreement is to be construed as creating a partnership or employment relationship between the Contractor and the Village.
3. The Village shall supply:
 - appropriate uniform attire
 - cell phone, vehicle radio
 - stationery supplies including forms and bylaw offence notices
 - file storage space
 - copies of relevant bylaws

vehicle and fuel during shifts
 digital camera during shifts
 dog restraint equipment
 clerical support
 job training

The Village will provide the Contractor with a vehicle but in the event a vehicle cannot be provided, a mileage allowance at the same rate as is paid to regular employees of the Village will be paid. It is understood that the mileage allowance does not apply to travel between the Contractor's residence and the Village.

4. **CONTRACTOR COVENANTS**

4.1 The Contractor shall:

- a. perform or carry out all necessary functions of this agreement as directed by the Village, and to carry out the work in a proper and diligent manner;
- b. not act on or commence any activity, other than those clearly identified in this agreement, without prior approval of the Village;
- c. notify the Village immediately in the event of any accident, or unsafe working conditions apparent;
- d. issue bylaw offence notices;
- e. maintain proper records and file periodic activity reports;
- f. enter bylaw offence notice information data into the Upper Fraser Valley Bylaw Notification System;
- g. liaison with the Upper Fraser Valley Bylaw Notification System Coordinator;
- h. interpret and explain bylaws to the public;
- i. attend arbitration hearings to represent the Village;
- j. pick up loose dogs and deliver them to the Pound;
- k. ensure extensive contact with the public;
- l. ensure close liaison with the RCMP, Fraser Health Department and other outside agencies;
- m. notify Police when their intervention is necessary;

- n. implement a preventative system of bylaw enforcement that includes taking initiative on apparent and known infractions before they trigger public complaints;
 - o. ensure that complaints and compliance with Village bylaws are dealt with in a firm, tactful manner;
 - p. discuss and recommend legal action on infractions with the Chief Administrative Officer;
 - q. prepare information for prosecutions and give evidence in Court if required;
 - r. provide input and make recommendations concerning existing and future bylaws of the Village;
 - s. monitor premises that have been identified pursuant to the Nuisances, Noxious or Offensive Trades, and Health and Safety Risks Bylaw (grow-ops)
 - t. perform inspections and regulatory work related to enforcement of the bylaws of the Village.
- 4.2 The hours of operation shall be determined on an availability basis of the Contractor. All overtime must be approved in advance by the Chief Administrative Officer.
- 4.3 The Contractor has not, and shall not, during the period of time the Contractor is performing the services, acquire any interest, direct or indirect, which would, in the reasonable opinion of the Village, give rise to a conflict of interest between the obligations of the Contractor to the Village under this agreement and the obligations of the Contractor to any other person, firm or corporation.

5. **INDEMNIFICATION**

- 5.1 Notwithstanding any provision herein contained to the contrary, the Contractor shall indemnify and save harmless the Village of and from all fines, suits, claims, demands, actions, costs charges and expenses of any nature or kind for which the Contractor may become liable or which the Contractor may suffer or incur by reason of:
- a) any breach, violation or non-performance by the Contractor of any covenant, term or provision contained herein;

6. **INSURANCE**

- 6.1 The Contractor shall submit proof of comprehensive general liability insurance upon execution of this agreement.

7. **CONSIDERATION**

- 7.1 The Contractor shall receive \$21.00 per hour worked.
- 7.2 The Contractor shall receive a \$75.00 monthly stipend for the use of his own personal computer for Village business.
- 7.3 Upon receiving proof of liability insurance from the Contractor, the Village shall reimburse the Contractor for the cost of the insurance.
- 7.4 The Contractor shall submit to the Village an invoice for work and any mileage on an every two week basis or as otherwise mutually agreed to.

8. **CRIMINAL RECORDS CHECK**

The Contractor is required to supply the Village with a complete Level I Criminal Records Check.

9. **TERMINATION OF AGREEMENT**

- 9.1 The Village may, in its sole discretion, by giving notice to the Contractor, terminate or suspend all, or any part of the project services. If the Village terminates or suspends all or part of the services under this section, the Contractor may deliver an invoice to the Village for the period of service. The Contractor is not entitled to, and irrevocably waives and releases, damages or compensation for costs incurred, loss of opportunity, directly or indirectly arising out of termination or suspension of all, or any part, of the services.

10. **RENEWAL OF AGREEMENT**

This Agreement may be renewed or extended by Council resolution prior to expiry of this Agreement.

IN WITNESS WHEREOF the parties have caused this agreement to be executed this _____ day of _____, 2010.

Mayor

DEVLIN ONUCKI

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 14, 2010

FROM: Ted Tisdale,
Interim Chief Administrative Officer **FILE:** 2380-20

SUBJECT: Harrison Hot Springs Preschool and After School Care

ISSUE:

Correspondence has been received from Harrison Hot Springs Preschool and after School Care requesting Council to consider financial assistance of approximately \$4,000.00 to replace funding they received by Success by Six and the \$2,000.00 plus in legal fees and advertising costs the Village incurred to complete the lease agreement with the organization.

BACKGROUND:

The Village incurred legal expense in the amount of \$2,683.56 to ensure that it had the authority to provide the building to the Preschool organization and advertising in the amount of \$81.44 was a requirement under the Community Charter.

In preparing the lease and the repayment schedule, the legal fees and advertising costs were included in the calculations and formed part of the lease agreement which was subsequently executed by the parties. The lease agreement speaks to "the society shall pay to the Village a total purchase price for the portable unit, including delivery, connection and set up in the amount of fifty-two thousand (\$52,000.00) dollars (the total purchase price)."

There is no reference to indicate cost such as the legal fees but it is not unusual for municipalities to pass these costs on in situations like this. Council can not fetter the discretion of future Council, and therefore Council cannot provide the assurance requested by the Society with respect to the annual grant of \$4,000.00. The Society should be encouraged to submit their grant request annually, and Council can consider it in light of other grants and community needs. However if it was the intent of Council that the Village would absorb the legal fees then the repayment schedule should be adjusted accordingly.

RECOMMENDATION:

THAT Council, with regret, decline to provide a grant to the Society equal to the legal fees given the budget challenges the Village has had this year.

THAT Council not provide assurance of an annual grant of \$4,000.00.

Respectfully submitted for your
consideration;



Ted Tisdale
Interim Chief Administrative Officer

Harrison Hot Springs Preschool and After School Care



March 29, 2010

To: Ken Becotte, Mayor
Village of Harrison Hot Springs

From: Catherine Solheim
Harrison Hot Springs Preschool and After School Care
Non-Profit Society Board of Directors

FILE #	DATE
2380-20	APR 08 2010
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> ACCTS P/R
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN
<input type="checkbox"/> DIR	<input type="checkbox"/> SA/ENF
<input type="checkbox"/> SUPP	<input type="checkbox"/> MAYOR
<input type="checkbox"/> PAYROLL	<input type="checkbox"/> COUNCIL
TAX	
ITEM	<input checked="" type="checkbox"/> B <input type="checkbox"/> C
COUNCIL AGENDA	
DATE	
	INITIAL
(ITEMS: A - REG. ACTION; B - INFO - A RESP; C - INFO ONLY)	

Hi Ken,

Seems we haven't been able to coordinate our schedules, so I thought I would communicate with you this way. I have shared the following ideas with our Board of Directors and I am now asking for your help.

Over the past several years, as Kindergarten Teacher at Harrison Hot Springs Elementary, I have participated in the U.B.C./Dr. Clyde Hertzman's Early Development Instrument EDI research project. The research examines indicators of school readiness that make the difference for young children's early success at school, those of: physical health and well-being, social competence, emotional maturity, language and cognitive development, and communication skills and general knowledge. Hertzman states that approximately 25% of Canadian children are developmentally vulnerable when they enter school. In the most recent wave of research, our region continues to show vulnerability in all examined areas.

Further: "Economists now assert that investment in early childhood is the most powerful investment a community, region or country can make, with returns over the life course many times the amount of the original investment"(HELP July 2007). HELP stands for Human Early Learning Partnership and I have included their information in this package for you.

As you know, The Harrison Hot Springs Preschool has, over the last 4 years, provided a quality, licensed preschool program for the children of both Agassiz and Harrison Hot Springs communities. Now our licensed After

School Care provides a safe and enriching opportunity for youngsters from 2:15 - 6 pm daily and when school is not in session. I have enclosed the March calendar of after school events for your perusal. As well, we are regular volunteers for Children's Day during the annual HHS Festival of the Arts, enthusiastic participants in the Village's Canada Day Parade, dedicated organizers of the HHS Breakfast with Santa. As well, we are regular presenters at the Fraser Health Authority's Community Developmental Service Fair held each spring.

What has happened Ken, is that our Preschool has become a family hub for Harrison Hot Springs., what with preschool, after school programs, volunteering for special events, and hopefully a new, Spring sports schedule. What was once missing in what the Village of Harrison could offer young families is now reality as we are fulfilling the service of a "community centre". I am asking you for your thoughts about the following and possibly your help in making some important changes for us:

- ☺ HHSP has been an active member of the Agassiz/Harrison Early Childhood Development Committee over the last four years. Some funding through the *Success by Six* initiative has been available to us but we have recently been told that this may no longer be the case i.e. last summer's cancellation of lottery-based grants. The *Success by Six* annual grants are, and continue to be, crucial for our financial survival. Because of this, we would like assurance that the Village can offer us grant monies to replace this source of funding which averaged approximately \$4000 per year.
- ☺ When the Village of Harrison generously lent us the money to purchase our own portable, there were certain "surprises" that caught us financially off guard. Specifically: The extra \$2000 in legal fees and over \$250 dollars for an ad in the local paper were not budgeted for and we are now asking for these fees to be "forgiven". Going over-budget with these surprises has brought our little non-profit society to it's knees. We know we have a good thing going for our community, but we can't always be asking the same families for fundraising monies - the same families who are paying for our services. We are keeping our fees reasonable to bring young families in, but we are also now managing a mortgage and extra costs. I wonder if the Village would

respectfully rethink these legal fees as part of the community enhancement budget: not as a loan, but as a grant.

- ☺ You have mentioned that a golf tournament could bring in several thousand dollars and that you have experience around this kind of a fundraiser. I wonder if you have any suggestions about when and how we could best offer this to our community/friends/families. This kind of opportunity would be fantastic for us, but we need the help of someone like you who knows the political ins and outs of something this large. We have an energetic executive right now, so there is no time like the present to get something rolling.

Ken, thank you for taking the time to read this memo. I am hoping that we could schedule a meeting soon to discuss any of this package.

Sincerely,
Catherine Solheim
csolheim@sd78.bc.ca
604-796-2838

TO: TED TISDALE – ACTING CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN - PLANNING CONSULTANT

RE: PROPOSED ZONING CHANGE OF PROPERTIES ZONED C-5 (TOURIST COMMERCIAL) WITHIN NEIGHBOURHOOD PLANNING AREA 1 (PINE AVENUE)

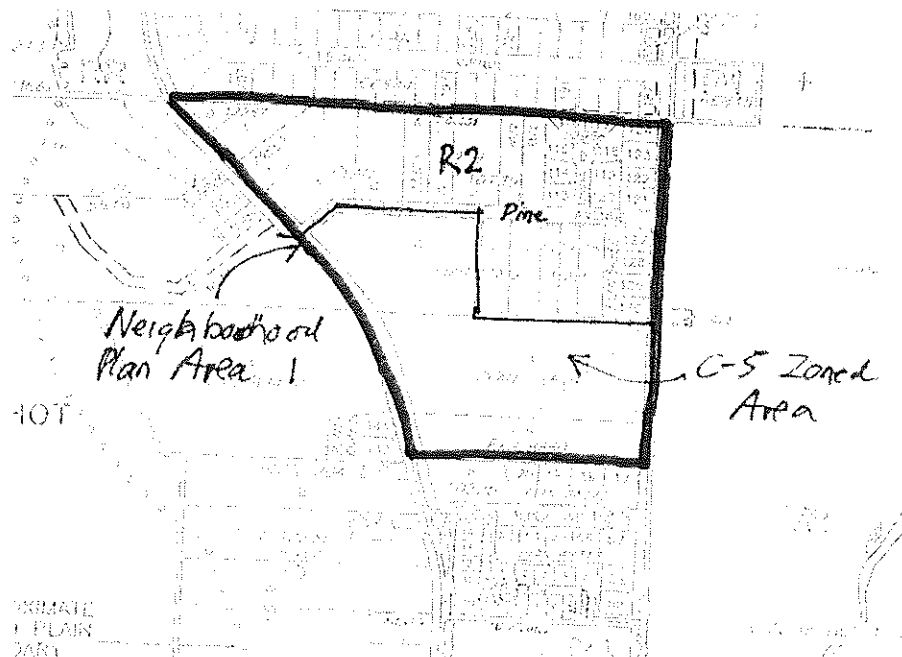
DATE: APRIL 14, 2010

BACKGROUND

On 1 February 2010, Council adopted Official Community Plan Amendment Bylaw 930, 2009. This bylaw incorporated a Neighbourhood Plan for Neighbourhood Planning Area 1 (Pine Avenue) within the Official Community Plan.

The Neighbourhood Plan contemplates that a variety of residential lot sizes and housing types would be accommodated within the neighbourhood, including low density townhouses, small residential lots, and conventional sized lots, linked by a trail system and served by a neighbourhood park.

As is illustrated on the attached excerpt from the Village's Zoning Map, the larger undeveloped parcels within the neighbourhood are currently zoned C-5 (Tourist Commercial). Should these properties be developed under the current zoning regime, that type of development could potentially impede the success of the Neighbourhood Plan. On that basis, staff is seeking Council's direction as to whether Council is interested in starting a process to examine alternative zoning options for the C-5 lands.



At this point, it is not anticipated that Council would begin discussing the actual content of the options. That would be a discussion that would take place at a later time in response to a subsequent report that would be prepared for Council. The purpose of this report is to determine whether Council has an interest in starting the process to consider amendments to the existing Tourist Commercial zoning.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- 1) Option 1: Pass a resolution requesting staff to start the process of amending the C-5 zoning for properties within Neighbourhood Planning Area 1 by first reporting back to Council with potential options and then referring the options to the Advisory Planning Commission;
- 2) Option 2: Inform staff that Council is not interested in pursuing a change in the C-5 zone at this time and that the rezoning of the C-5 properties will be considered on a rezoning application basis; or
- 3) Option 3: Request staff to provide more information to Council prior to Council making a decision on whether to start the process of considering changes to the C-5 zoning in Neighbourhood Planning Area 1.

CONCLUSIONS AND RECOMMENDATIONS

In December 2008 an application was received by the Village from Calibre Ventures Inc. for the Juneau property (Lot A, Exp Plan 8880) to rezone the southern most property within the Neighbourhood Plan area to accommodate a townhouse development. The application was held in abeyance until the completion of the Neighbourhood Plan. Over the last few months, discussions between Village staff and potential developers of the Juneau and other properties within Neighbourhood Planning Area 1 have been held to examine development proposals and concepts that would be consistent with the Neighbourhood Plan. Presently there are no specific proposals that have progressed to a point where they are ready for Council review or consideration.

That being said, staff believes that in order to protect the integrity of the recently adopted Neighbourhood Plan, the existing commercial zoning of the properties should be revisited. By formally commencing the bylaw amendment process, it would provide Council with the ability to withhold the issuance of a building permit or business license for a commercial operation, should Council determine that an application for a commercial operation is in conflict with a potential amendment to the Zoning Bylaw. On this basis, Option 1 is recommended.

The following resolutions are offered for Council's consideration:

- 1) THAT Village staff be requested to start the process of considering potential amendments to the C-5 zoning for properties within Neighbourhood Planning Area 1 by first reporting back to Council with potential options and then referring the options to the Advisory Planning Commission for comment; and
- 2) THAT a component of the process of considering potential amendments to the C-5 zone for properties within Neighbourhood Planning Area include consultation with the affected property owners.

Michael Rosen

TO: TED TISDALE – ACTING CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN - PLANNING CONSULTANT

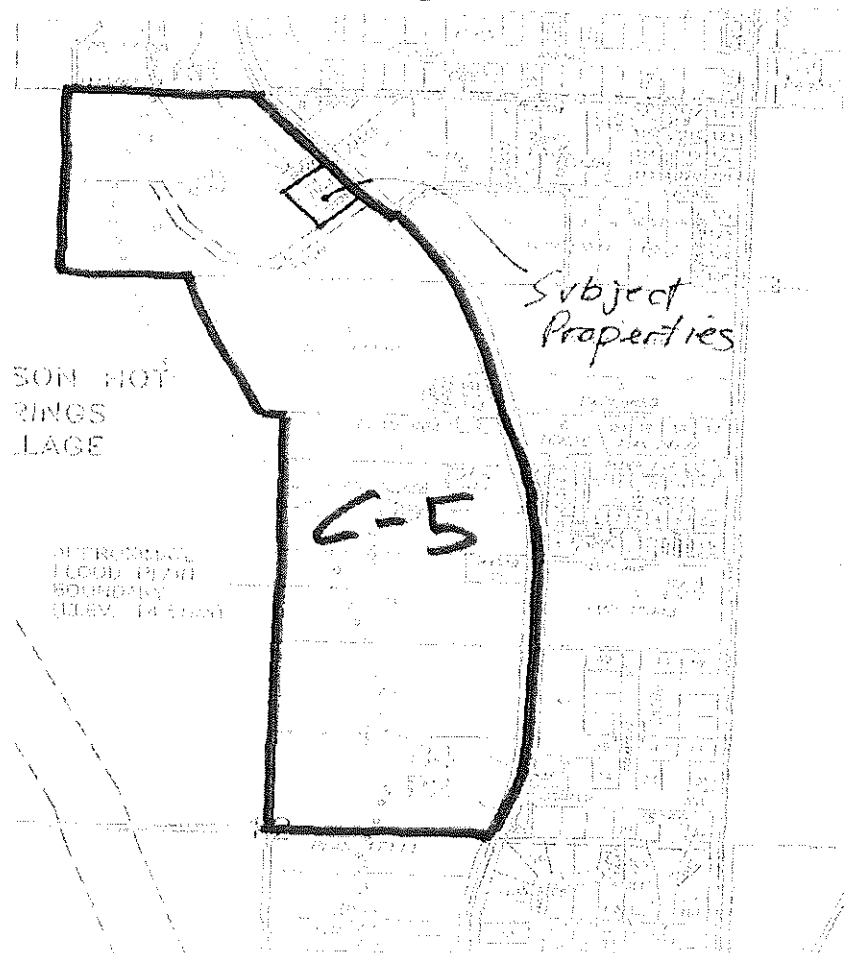
RE: REZONING APPLICATION – JASTRZEBSKI
622 and 626 Hot Springs Road
Parcel A, Sec 12, Twp 4, NWD, Plan RP11763
Parcel B, Sec 12, Twp 4, NWD, Plan EP15935

DATE: APRIL 14, 2010

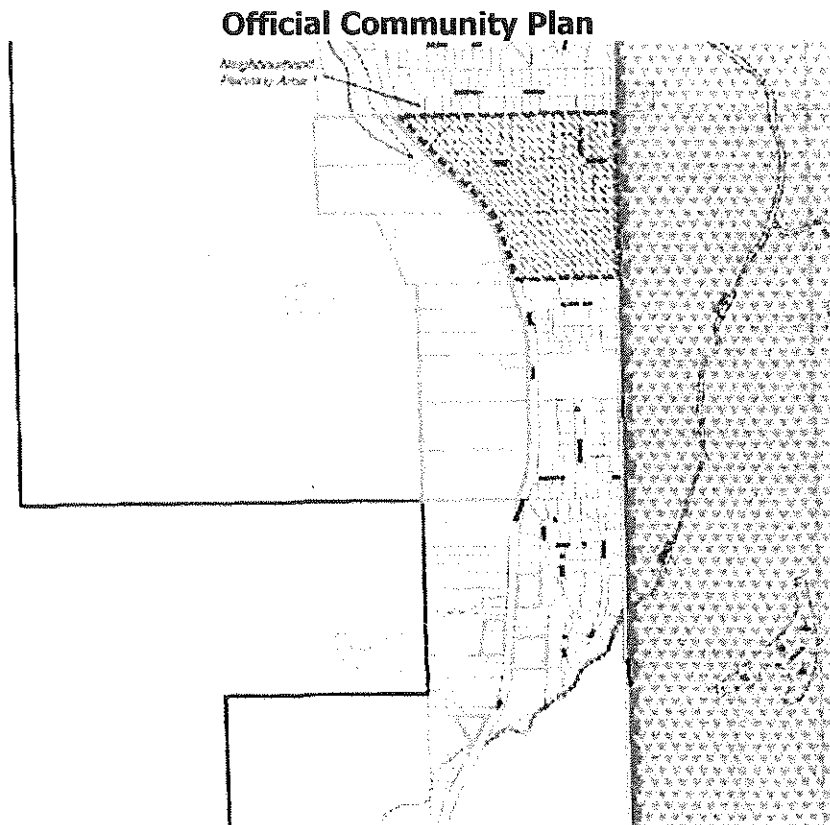
BACKGROUND

The Village has received an application from Mr. Adam Jastrzebski to rezone two small properties on the west side of Hot Springs Road from C-5 (Tourist Commercial) to R-1 (Single Family Residential) to accommodate the development of a single family dwelling on each of the two properties, the locations of which are identified below.

Existing Zoning



The subject properties are designated ***Tourist Commercial*** in the Official Community Plan.



However, Policy 5.3.3 contemplated that Council may receive proposals to redesignate land designated ***Tourist Commercial*** for **residential** use and established the following criteria that would need to be addressed by the applicant in order for Council to consider such a proposal:

- a) submitting a study by a geotechnical engineer conforming the acceptability of the site for residential use;
- b) endorsation by the Ministry of Transportation regarding access and egress from Hot Springs Road;
- c) submitting a study by an engineer addressing the ability of the site to be serviced with water and sewer;
- d) providing a statement as to how the proposed residential development would contribute towards the Hot Springs Road Improvement Plan; and
- e) engaging in consultation with property owners along the west side of Hot Springs Road and a statement of their views on the proposal.

The purpose of this report is to provide Council with a series of options with respect to a course of action to pursue regarding the application.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- 1) Option 1: Require the applicant to provide the information to the Village as outlined in Policy 5.3.3 of the Official Community Plan prior to proceeding further with the application and that upon receipt of that information refer the application to the Advisory Planning Commission, the Ministry of Transportation, and the Fraser Valley Regional District pursuant to the consultation requirements of Section 879 of the *Local Government Act*;
- 2) Option 2: Refer the application to the Advisory Planning Commission, the Ministry of Transportation, and the Fraser Valley Regional District pursuant to the consultation requirements of Section 879 of the *Local Government Act*; or
- 3) Option 3: Inform the applicant that Council is not interested in proceeding further with the application to redesignate or rezone the property in the Official Community Plan and Zoning Bylaw, respectively.

CONCLUSIONS AND RECOMMENDATIONS

While Policy 5.3.3 contemplated that applications for residential development might be pursued for the land designated *Tourist Commercial* on the west side of Hot Springs Road between Pine Avenue and Emerald Road, the applications would need to address a number of important issues. To date, the Village has not received any of the technical reports. The technical information regarding geotechnical, environmental, and infrastructure issues could affect the developability of the site and / or the manner in which the lots are developed. Asking the referral agencies to comment on the OCP and zoning changes without this information being available would not be appropriate. On this basis, Option 1 is the recommended course of action.

The following resolution is offered for Council's consideration:

- 1) THAT Mr. Adam Jastrzebski be informed that:
 - a) the information required pursuant to Policy 5.3.3 of the Official Community will need to be provided to the Village prior to the Village proceeding further with the application; and
 - b) that upon receipt of that information the application will be referred to the Advisory Planning Commission, the Ministry of Transportation, and the Fraser Valley Regional District pursuant to the consultation requirements of Section 879 of the *Local Government Act*.

Michael Rosen



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 933

A bylaw to establish fees

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to establish fees in respect of all or part of a service of the municipality and the use of municipal property;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Fee Schedule Bylaw No. 933."

2. FEES

The fees established will be in accordance with Schedule "A" attached hereto and forming part of this bylaw.

3. REPEAL

- (a) "Village of Harrison Hot Springs Bylaw No. 906 Fee Schedule is hereby repealed in its entirety".
- (b) "Village of Harrison Hot Springs Bylaw No. 909 Fee Schedule Amendment is hereby repealed in its entirety".
- (c) "Village of Harrison Hot Springs Bylaw No. 924 Fee Schedule Amendment is hereby repealed in its entirety".

4. READINGS AND ADOPTION

READ A FIRST TIME THIS 31st DAY OF MARCH, 2010

READ A SECOND TIME THIS 31st DAY OF MARCH, 2010

READ A THIRD TIME THIS 6th DAY OF APRIL, 2010

ADOPTED THIS DAY OF , 2010

Mayor

Corporate Officer

SCHEDULE "A"

FEES

Business Licenses – Bylaw No. 908

Nature of Business		Particulars	Fee Payable
1.		Transfer Fee	\$ 25.00
2.	AMUSEMENT/ RECREATION	<ul style="list-style-type: none"> • Automatic Vending • Amusement Park • Campground • Rentals • Spa • Swimming Pool 	\$ 100.00
3.	AUTOMOBILE SERVICE	<ul style="list-style-type: none"> • Service Station 	\$ 100.00
4.	CONTRACTORS	<ul style="list-style-type: none"> • Any kind of Contractor 	\$ 100.00
5.	DOOR TO DOOR or DIRECT SALES	<ul style="list-style-type: none"> • Solicitation of orders of any kind of product or service 	\$ 100.00

6.	LODGING	<ul style="list-style-type: none"> Hotels/motels Bed and Breakfast 	\$ 100.00
7.	MARINE	<ul style="list-style-type: none"> Watercraft rentals and sales Marine charters, cruises Watercraft Service Repairs Marina/ Moorage 	\$ 100.00
8.	PUBLIC SERVICE & MISCELLANEOUS	<p>For any person or business as follows:</p> <ul style="list-style-type: none"> Pub/Lounge Beer and Wine Store Barber/ Beauty Salon Home-based Business Insurance Agent Janitor/ Cleaning Service Laundromat Photography Studio Restaurant Retail Vending Carts Take Out/Food Sales 	\$ 100.00

Animal Licensing & Control – Bylaw No. 653, 735, 881

1.	DOG LICENCE FEES	<ul style="list-style-type: none"> For each dog For each spayed/neutered dog For each replacement licence Assistance Dog 	\$ 30.00 \$ 10.00 \$ 2.00 No Fee
2.	IMPOUNDMENT FEES	<ul style="list-style-type: none"> For a dog licenced for the current year 	\$ 30.00

		<ul style="list-style-type: none"> For each subsequent impoundment For an unlicensed dog Boarding fee for each day or part day of detention Vicious Dog 	\$ 50.00 \$ 50.00 plus licence fee \$ 15.00 \$ 500.00
3.	EUTHANASIA AND DISPOSAL	<ul style="list-style-type: none"> Euthanasia of a dog by the Pound Keeper Disposal of a dog by the Pound Keeper 	\$ 75.00 \$ 75.00

Building Permit Fees – Bylaw No. 581

1.	BUILDING PERMIT FEES	<ul style="list-style-type: none"> Application fee (applied to Building Permit) Minimum fee for any building permit Damage Deposit Landscape Deposit For recall fee (when inspector is called to site prematurely) 	\$ 150.00 \$ 150.00 \$ 500.00 \$ 100.00 \$ 50.00
2.	VALUATION (PER m ²)	BUILDING TYPE <ul style="list-style-type: none"> Single story residence on a crawl space or concrete slab Split level residence (total all floors) Two Story Home <ul style="list-style-type: none"> First Floor Second Floor Detached garage or accessory building Attached garage Attached carport or deck with roof 	Cost per m ² \$ 753.00 \$ 700.00 \$ 753.00 \$ 430.00 \$ 270.00 \$ 235.00 \$ 215.00

		<ul style="list-style-type: none"> All multi-family dwellings and all other non-residential buildings and structures 	\$ 430.00 or as determined by a verified contract price, whichever is the lesser
3.	PERMIT FEES VALUATION	\$0-\$10,000 \$10,001-\$200,000 \$200,000 and up	\$ 150.00 minimum \$ 150.00 plus 0.75% of valuation \$1,600 plus 0.5% of valuation
4.	MOVING BUILDINGS	<ul style="list-style-type: none"> Moving a building 	\$ 150.00
5.	RE-APPLICATIONS	<ul style="list-style-type: none"> Where no changes are proposed in design or sitting, for a re-application for a building permit which has lapsed 	\$ 75.00
6.	SPECIALIZED KNOWLEDGE	<ul style="list-style-type: none"> Building requiring specialized technical knowledge (includes Commercial, Industrial, Institutional and Multiple Family Dwelling) 	All applicable fees listed in this Schedule and in addition all consultants' professional fees incurred by the Village
7.	PLUMBING PERMIT	<ul style="list-style-type: none"> For a permit to install Plumbing: <ul style="list-style-type: none"> - For any number of fixtures up to 10 - For each additional fixture in excess of 10 	\$ 150.00 \$ 7.00

8.	CHIMNEY PERMIT	<ul style="list-style-type: none"> For a permit to install a chimney to serve a solid fuel or oil burning appliance 	\$ 150.00 per unit \$ 100.00 per unit with building permit
9.	FIREPLACE PERMIT	<ul style="list-style-type: none"> For permit to install a fireplace (masonry or factory-built chimney) 	\$ 150.00
10.	OTHER PERMITS	<ul style="list-style-type: none"> For permit to situate a factory-built or modular home For permit to erect fencing around a swimming pool For permit to install swimming pool with fence Demolish a structure 	\$ 150.00 \$ 75.00 \$ 150.00 \$ 50.00

Blasting Permit

1.	BLASTING PERMIT	<ul style="list-style-type: none"> Small Blasting Permit Large Blasting Permit 	\$ 50.00 \$ 50.00
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Water Connection Charges and Regulations – Bylaw No. 730, No. 734, & No. 742

WATER

1.	USER FEES	Flat Rate User Fee: <ul style="list-style-type: none"> Residential – per dwelling unit per year Residential swimming pool Metered Rate User Fee <ul style="list-style-type: none"> per cubic meter 	\$ 207.00 \$ 207.00 \$ 0.51
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2.	CONNECTION	Connection Fees:	\$150.00
			Actual Cost minimum \$ 800.00 deposit
	INSPECTION	• Water Turn on/off	\$ 45.00 each visit
	DISCONNECTION	Inspection Fee Disconnection Fee	\$ 50.00 each visit \$ 150.00
Water Frontage Charges Bylaw No. 889			

1.	FRONTAGE CHARGES	• Per metre	\$ 11.14
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Sewer Connection Charges and Regulations – Bylaw No. 242, No. 743, & No. 805

SEWER

1.	USER FEES	Flat Rate User Fees:	
		• Dwelling (per dwelling unit)	\$ 150.00
		• Hotel (per room)	\$ 86.00
		• Motel (per room)	\$ 86.00
		• Campground, R.V. Park	\$ 59.70
		1-10 sewer spaces (each)	\$ 43.00
		11-20 sewer spaces (each)	\$ 21.80
		21 or more sewer spaces (each)	\$ 59.70
		Sewer campsite sani-dumps (each)	
		• Church	\$ 140.00

		<ul style="list-style-type: none"> • Barbershop, Beauty Salon • Laundry • Coin Laundry (per machine) • Commercial Pool • Spa • Licensed Establishment (per seat) • Restaurant, Café (per seat) • School (per classroom) • Retail Establishment • Service Station • Office • Holiday Park (per space) • Repair Shop • Storage/maintenance shop • Swimming Pools and/or Spa Pools that discharge water on a constant basis and are metered 	\$ 354.30 \$5,369.00 \$ 37.60 \$2,193.80 \$ 880.50 \$ 14.40 \$ 14.40 \$ 172.00 \$ 140.00 \$ 280.80 \$ 140.00 \$ 75.30 \$ 140.00 \$ 100.00 \$.41/m ²
2.	CONNECTION	Connection Fees:	Actual cost minimum
	INSPECTION	Inspection Fee	\$ 800.00 deposit
	DISCONNECTION	Disconnection Fee	\$ 50.00 each visit
			\$ 150.00

Sewer Frontage Bylaw No. 891

1.	FRONTAGE CHARGES	Per metre	\$ 6.13
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Tree Cutting Permit – Bylaw No. 695

1.	TREE CUTTING PERMIT	<ul style="list-style-type: none"> • Tree cutting permit application fee 	\$ 40.00
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Sign Permits – Bylaw No. 479

1.	SIGN PERMITS	<ul style="list-style-type: none"> • Sign fee • Awning Permit 	\$ 75.00 \$ 75.00
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Subdivision Applications – Bylaw No. 578

1.	SUBDIVISION APPLICATIONS	<ul style="list-style-type: none"> • 3 lots or less • Each additional lot • Administration/inspection fee • Minimum administration inspection 	\$ 750.00 \$ 50.00 4% on first \$300,000 and 2% on remainder \$ 500.00
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Variance Application – Bylaw No. 715

1.	BOARD OF VARIANCE APPLICATION	<ul style="list-style-type: none"> • Board of Variance Application 	\$ 500.00
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Miscellaneous Fees

1.	COPIES	<ul style="list-style-type: none"> • Photocopies <ul style="list-style-type: none"> Plans (A1 size) \$ 0.30 Other \$ 6.00 Laminating \$0.10 per sq in. Add \$1.00 • Colored copies \$ 1.00 • Official Community Plan \$ 75.00 • Zoning Bylaw \$ 50.00 • Subdivision Bylaw \$ 50.00 • Building Regulation Bylaw \$ 50.00 • Design Guidelines \$ 25.00 • Offsite legal plans/blueprints Actual cost plus 15% 	Plus taxes
2.	TAX CERTIFICATES	<ul style="list-style-type: none"> • Tax certificates – each \$ 25.00 	
3.	OTHER	<ul style="list-style-type: none"> • NSF Cheque Charge \$ 25.00 • Oaths and Affidavits \$ 20.00 • For obtaining property title search from Land Title Office (per title) \$ 10.00 • For obtaining and/or providing a copy of an instrument registered on the property title Actual Cost • For registration of <u>Land Title Act</u> Section 215 Covenant or other charge (per covenant or charge) \$ 90.00 • For discharge or <u>Land Title Act</u>, Section 215 Covenant or other charge (per covenant or charge) \$ 35.00 • For registration on title or priority agreements (per priority agreement) \$ 60.00 	

OCP, Rezoning & Land Use Applications – Bylaw No. 571

1.	APPLICATION FEES	<ul style="list-style-type: none"> • Zoning/Plan amendment • Zoning Text Amendment • Official Community Plan amendment <ul style="list-style-type: none"> - OCP Text Amendment <p>If Public Hearing waived</p>	<p>\$ 1,500.00</p> <p>\$ 1,000.00</p> <p>\$ 1,000.00</p> <p>\$ 750.00</p> <p>\$ 350.00</p>
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OCP Amendment – Bylaw No. 920

1.	TEMPORARY COMMERCIAL PERMITS	<ul style="list-style-type: none"> • Temporary Commercial Permit • Extend Temporary Commercial Permit 	<p>\$ 550.00</p> <p>\$ 300.00</p>
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Development & Development Variance Permits – Bylaw No. 572

1.	APPLICATION FEES	<ul style="list-style-type: none"> • Development Permit application fee <ul style="list-style-type: none"> - Regular - With variance • Development Variance Permit application fee • Development Permit amendment 	<p>\$ 1,000.00</p> <p>\$ 1,250.00</p> <p>\$ 750.00</p> <p>\$ 350.00</p>
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Campfire Permits – Bylaw No. 916

1.	APPLICATION FEES	<ul style="list-style-type: none"> Communal Campground campfire permit – per year 	\$ 100.00
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Boat Launch & Parking Lot Regulation– Bylaw No. 898

1.	FEES	<ul style="list-style-type: none"> Launch Fee 	\$ 18.00 (tax included)
		<ul style="list-style-type: none"> Parking per day 	\$ 7.00 (tax included)
		<ul style="list-style-type: none"> Seasons Pass 	\$ 100.00 (plus tax)
		<ul style="list-style-type: none"> Fleet Pass 	\$ 250.00 (tax included)

Marina User Rates – Marina User Regulation Bylaw No. XXX

1.	FEES	<ul style="list-style-type: none"> Commercial Moorage at Harrison Lake Port Facility: <ul style="list-style-type: none"> Monthly Rate for periods of 15 days or more, per foot of vessel length; Daily Rate for periods of 14 days or less, per foot of vessel length; Public Moorage at Harrison Lake Float Plane Facility: <ul style="list-style-type: none"> Daily Rate for periods of 14 days or less, per foot of vessel length; 	\$3.00 / foot / month \$0.75 / foot / day \$1.00 / foot / day
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Nuisance, Noxious or Offensive Trades, Health and Safety Fees – Bylaw No. 829

1.	FEES	<ul style="list-style-type: none"> Initial property inspection Each additional inspection 	\$ 200.00 \$ 200.00
2.	PERMITS	<ul style="list-style-type: none"> Re-occupancy permit 	\$ 250.00

Fire Alarm False Alarm Fees – Bylaw No. 832

1.	FEES	<ul style="list-style-type: none"> First false alarm Second false alarm Third false alarm Fourth or subsequent false alarm – for each occurrence 	\$ 75.00 \$ 100.00 \$ 300.00 \$ 1,000.00
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Fees for Use of Public Property or Facility for Events, Functions or Activities

1.	APPLICATION FEE	<ul style="list-style-type: none"> Non-refundable application fee per event <ul style="list-style-type: none"> - Up to 100 people - More than 100 people 	\$ 100.00 \$ 500.00
2.	DAMAGE DEPOSIT	<ul style="list-style-type: none"> - Up to 100 people - more than 100 up to 500 - greater than 500 	\$ 500.00 \$ 2,000.00 \$ 2,500.00
3.	LIABILITY INSURANCE POLICY	<ul style="list-style-type: none"> - up to 100 people - more than 100 	\$2,000,000.00 \$5,000,000.00

Memorial Hall Damage Deposit & User Fee
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1.	USER FEES	<ul style="list-style-type: none"> Any organization or individual Community Groups registered through Parks and Recreation Commission (exempt from Damage Deposit) Festival of the Arts Other 	\$ 350.00/day \$ 25.00/mo \$ 1,000.00/yr \$ 100.00/day Plus taxes
2.	DAMAGE DEPOSIT	<ul style="list-style-type: none"> Damage deposit 	\$ 500.00

Public Works Services & Fees

1.	LABOUR	<ul style="list-style-type: none"> Labourer 1 Labourer 2 Leadhand Equipment Operator 	\$ 35.83/hour \$ 36.95/hour \$ 42.28/hour \$ 39.56/hour
2.	EQUIPMENT	<ul style="list-style-type: none"> Backhoe John Deere Pick-up Truck Dump Truck Kubota 	\$ 45.00/hour \$ 22.00/hour \$ 9.00/hour \$ 35.00/hour \$ 17.00/hour



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 934

A bylaw to amend the Bylaw Notice Enforcement Bylaw No. 855

WHEREAS the Village of Harrison Hot Spring has deemed it advisable to amend Bylaw Notice Enforcement Bylaw No. 855 by replacing the Schedule of Designated Bylaw Contraventions and Penalties;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Bylaw Notice Enforcement Amendment Bylaw No. 934, 2010".

2. Schedule "A" to Bylaw No. 918, Schedule of Designated Bylaw Contraventions and Penalties" is hereby repealed in its entirety and replaced with Bylaw No. 934, 2010, Schedule "A" attached hereto and forming part of this bylaw.

3. READINGS AND ADOPTION

READ A FIRST TIME THIS 31st DAY OF MARCH, 2010

READ A SECOND TIME THIS 31st DAY OF MARCH, 2010

READ A THIRD TIME THIS 6th DAY OF APRIL, 2010

ADOPTED THIS DAY OF , 2010

Mayor

Corporate Officer

SCHEDULE "A" TO BYLAW NO. 934
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 PENALTY	A2 EARLY PAYMENT PENALTY	A3 LATE PAYMENT PENALTY	
Dog Licencing, Control and Impounding Bylaw No. 653 and amendments	2	No dog license	50.00	40.00	60.00	
	13	Barking or howling dog	100.00	90.00	110.00	
	Part 3- 14(a)	Dog at large	100.00	90.00	110.00	
	Part 3-11	Leave dog unattended on a leash in a public place	50.00	40.00	60.00	
	Part 3-14 b	Failure to keep dog secured on a leash in public place	50.00	40.00	60.00	
	Part 3-15	Owner must clean up after dog	50.00	40.00	60.00	
	Part-3-10	Dog on the beach except designated dog area	50.00	40.00	60.00	
Building Regulation Bylaw No. 581 and amendments	4.01(a)	Building without a permit	200.00	190.00	210.00	
	4.01(b)(i)	Contravention of Building Code	200.00	190.00	210.00	
	4.01(b)(ii)	Contravenes Safety	200.00	190.00	210.00	
	4.01(b)(iii)	Contravenes a Covenant	200.00	190.00	210.00	
	4.01(c)	Works other than approved plans	200.00	190.00	210.00	
	4.01(d)(i)	Disobey Stop Work Order	500.00	490.00	510.00	
	4.01(d)(ii)	Works with lapsed Building Permit	500.00	490.00	510.00	
	4.01(d)(iii)	Works when Building Permit has been revoked	500.00	490.00	510.00	
	4.01(e)(i)	Occupy without Occupancy Permit	500.00	490.00	510.00	
	4.01(e)(ii)	Disobey No Occupancy Permit	500.00	490.00	510.00	
	4.01(f)	Prevent entry of Building Inspector	500.00	490.00	510.00	
	4.01(g)	Tamper with Notice	500.00	490.00	510.00	
	4.01(h)	Submit False Information	200.00	190.00	210.00	
	12.01(h)	Demolish without a permit-in the bylaw)	200.00	190.00	210.00	
Business Licensing and Regulation Bylaw No. 908	4	Operating an Unlicensed Business	200.00	190.00	210.00	
Fireworks Regulation Bylaw No. 871	1.2.2	Set off or display fireworks without a permit	100.00	90.00	110.00	
	1.2.2	No person may ignite, explode, set off or detonate fireworks in such a manner as may endanger or create a nuisance	100.00	90.00	110.00	
	1.2.1	May not possess without a permit	100.00	90.00	110.00	

SCHEDULE "A" TO BYLAW NO. 934
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 PENALTY	A2 EARLY PAYMENT PENALTY	A3 LATE PAYMENT PENALTY	
Abatement and Control of Noise Bylaw No. 474 and amendment	4	Disturbing the peace with excessive noise	100.00	90.00	110.00	
	4(a)	Disturbing the peace with radio noise, stereo noise or other amplified noise between 23:00 and 07:00	100.00	90.00	110.00	
	4(b)	Disturbing the peace with bird or animal noise in excess of one-half hour	100.00	90.00	110.00	
	4(h)	Motor vehicle which disturbs	100.00	90.00	110.00	
Traffic Bylaw 378 and amendments	1.2.1	Continuous running of a motor vehicle that disturbs the peace	100.00	90.00	110.00	
	2	Vehicle illegally parked	50.00	40.00	60.00	
	2	Illegal traffic-control device	100.00	90.00	110.00	
	2	Disobey instructions of traffic control device	100.00	90.00	110.00	
	1	Unloading commercial goods in unlawful zone	100.00	90.00	110.00	
	8b	Distract users of highway	100.00	90.00	110.00	
	8a	Congregate with users of highway	100.00	90.00	110.00	
	9(i)	Unauthorized procession	100.00	90.00	110.00	
	V(i)	Riding animal or vehicle on sidewalk	100.00	90.00	110.00	
	V(2)	Operate vehicle with loudspeaker without permit	100.00	90.00	110.00	
	D(a)	Parked adjacent to a yellow line	50.00	40.00	60.00	
	IV(A)(2)h	Park utility/boat/RV's on highway unattached to a vehicle	100.00	90.00	100.00	
	6D2	Exceed time limit allowed parked in loading zone	30.00	20.00	40.00	
	6D2	Exceed time limit allowed parked in passenger zone	30.00	20.00	40.00	
	6D2	Exceed time limit allowed parked in commercial loading zone	30.00	20.00	40.00	
	C2(a)	Park within 6m of traffic control device	50.00	40.00	60.00	
	C(1)	Park where traffic control device prohibits stopping	50.00	40.00	60.00	
	D(1)	Park in lane where prohibited	50.00	40.00	60.00	
	C2(m)	Park on a crosswalk	50.00	40.00	60.00	
	C2(1)	Park within 6m of a crosswalk	50.00	40.00	60.00	
	C2k	Park on the highway at designated bus stop	50.00	40.00	60.00	
	C2(b)	Park within 5m of a fire hydrant	100.00	90.00	60.00	
	C2(0)	Park within an intersection	100.00	90.00	110.00	
	2C(d)	Park in front of, or within 5m of a private road, public or private sidewalk crossing or property line of intersecting lane	100.00	90.00	110.00	
	3(b)	Parked facing wrong direction	50.00	40.00	60.00	
	4(2)(d)	Parallel parked in angle parking zone	50.00	40.00	60.00	

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SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 PENALTY	A2 EARLY PAYMENT PENALTY	A3 LATE PAYMENT PENALTY	
		Parked more than 1 foot from curb	50.00	40.00	60.00	
	D(1)c	Parked impeding traffic	100.00	90.00	110.00	
	6D2	Exceed time limit allowed when regulated on highway	50.00	40.00	60.00	
	6(2)(m)	Horse on sidewalk or boulevard	100.00	90.00	110.00	
	3(a)	Park in Disabled Parking spot without permit	100.00	90.00	110.00	
	2(d)	Parking over marking of a single parking stall	50.00	40.00	60.00	
	IV(2)(d)	Parking over the markings of a single parking stall marked for angle parking.	50.00	40.00	60.00	
	21(f)(iv)	Parking longer than five minutes in any passenger zone	50.00	40.00	60.00	
	IV(A)2(e)	Parking camper trailer, motor home for sleeping	100.00	90.00	110.00	
	5C	Parking in any lane with less than 3.5 meters for travelling vehicle.	100.00	90.00	110.00	
	IV(A)(2)g	Vehicle parked 72 hours on street	100.00	90.00	110.00	
	IV(A)(2)f	Oversized vehicle parked 48 hours	100.00	90.00	110.00	
	IV(A)(2)j	Park in Boat Launch parking area without permit	100.00	90.00	110.00	
	II(1)	Refuse to comply with any lawful direction, command or order by a Peace Officer.	100.00	90.00	110.00	
	V3	Deface highway	100.00	90.00	110.00	
	IV(A)(1)	Vehicle with overall length including trailer must not exceed 5.8 metres (19ft) in length park on Esplanade.	100.00	90.00	110.00	
	II(3)	Removal of any notice or ticket placed by a peace officer	50.00	40.00	60.00	
	2	Move vehicle to new location to avoid posted time limit for parking	50.00	40.00	60.00	
	6.D1c	opposite to or in such close proximity to another vehicle already legally parked or stopped on the highway as to obstruct or unduly restrict	100.00	90.00	110.00	
	A(2)(i)	No driver of any commercial vehicle exceeding 6.1 meters in length or a gross weight of 5,500 kg shall, between the hours of 9:00 p.m. of any day and 6:00 a.m. of the following day, park such vehicle on a Village street or byway	100.00	90.00	110.00	
Nuisance, Noxious or Offensive Trades, Health and Safety	3	Disconnect meter	500.00	490.00	510.00	
	5	Divert or Install Exhaust Fans	500.00	490.00	510.00	
	6	Store or use dangerous goods	500.00	490.00	510.00	

SCHEDULE "A" TO BYLAW NO. 934
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 PENALTY	A2 EARLY PAYMENT PENALTY	A3 LATE PAYMENT PENALTY	
Bylaw No. 829 and amendments	7	Construct or install Trap	500.00	490.00	510.00	
	8	Construct or install Obstruction to an Exit	500.00	490.00	510.00	
	10(1)	Interfere or Obstruct Inspector	500.00	490.00	510.00	
	10(2)	Remove, Alter, Mutilate, Notice Posted	500.00	490.00	510.00	
	11	Allow growth of mould or fungus	500.00	490.00	510.00	
	12(1)	Cause or Permit a Nuisance	500.00	490.00	510.00	
	12(2)	Cause or Permit Water, Rubbish or unsightly matter to accumulate	500.00	490.00	510.00	
	13	Cause or Permit a Noxious or Offensive Trade	500.00	490.00	510.00	
	16(1)	Fail to Inspect Residential premises subject to Tenancy agreement	500.00	490.00	510.00	
	16(2)(a)	Failure to give written notice of contravention	500.00	490.00	510.00	
	16(2)(b)	Failure to Comply with Notice	500.00	490.00	510.00	
Outdoor Campfire Regulation Bylaw No. 916	3.1	Outdoor fire without a permit	50.00	40.00	60.00	
	5.4	Burn rubbish, refuse, tires, oil, plastics, synthetics, or construction material of any kind	100.00	90.00	110.00	
	5.5	Fire within 10 metres of building or property line	100.00	90.00	110.00	
	5.6	Fire within 20 metres of municipal road	100.00	90.00	110.00	
	5.8	Open fire on the beach	100.00	90.00	110.00	
	5.9	Allow fire to spread causing damage to property				
	5.10	Fire during high winds	200.00	190.00	210.00	
	5.11	Leave fire unattended	200.00	190.00	210.00	
	5.12	Fail to extinguish fire	100.00	90.00	110.00	
Littering and Dumping and Snow Bylaw No. 870	1(a), 4(a)	Dispose of garbage or rubbish in a public place	50.00	40.00	60.00	
	1(c)	Deface, damage any property owned by or in care of the Village	100.00	90.00	110.00	
	2 (a)	Damage or kill a tree, shrub, turf, and flower in a public place.	100.00	90.00	110.00	
	3 (a)	No person shall deface or damage any building, structure, fence,	100.00	90.00	110.00	
	4 (b)	Owner/Occupant will remove garbage, rubbish, and snow, ice from the boulevard or street bordering their property within 24 hours.	100.00	90.00	110.00	

SCHEDULE "A" TO BYLAW NO. 934
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 PENALTY	A2 EARLY PAYMENT PENALTY	A3 LATE PAYMENT PENALTY	
Park Regulation Bylaw No. 915	3	Enter public beach or park after curfew	100.00	90.00	110.00	
	4	Set up or occupy shelter in park, on street or public property	100.00	90.00	110.00	
	5	Carry in or set up camping equipment	100.00	90.00	110.00	
	6	Remove gravel, sand or earth from beach or shore	100.00	90.00	110.00	
	7	Litter on beach or in water	100.00	90.00	110.00	
	8	Move or remove buoys, rafts, signs from any beach or from water	100.00	90.00	110.00	
	9	No person shall light any fire, barbeque, hibachi or any other form of cooking apparatus at any time on any beach or park within the Village, except Rendell Park	100.00	90.00	110.00	
	10	Operate water vehicle inside buoyed areas	100.00	90.00	110.00	
	10	Operate water vehicle in excess of buoy signs	100.00	90.00	110.00	
	12	Occupy roof of building in park	50.00	40.00	60.00	
	13	Occupy building, swimming pool, tennis court or other structure in park outside posted hours	100.00	90.00	110.00	
	14	Break, injure or damage locks, gates, bolts, fences, seats, benches, buildings, structures or other property in public area on beaches, boulevards or in parks or grounds	100.00	90.00	110.00	
	15	Willfully destroy, mutilate, efface, deface or remove posted sign	100.00	90.00	110.00	
	16	Bark, break, peel, cut, deface, remove, injure, root up or other damage trees, shrubs, flowers, roots or grass planted or growing in public areas, beaches, boulevards or in parks or grounds	100.00	90.00	110.00	
	17(a)	Smoke in buildings or any public park where prohibited	100.00	90.00	110.00	
	17(b)	Possess open liquor in park	100.00	90.00	110.00	
	18	Play or practice golf in public park	50.00	40.00	60.00	
	19	Cause or permit horses or other animals in park or on beach	100.00	90.00	110.00	
	21	Ride or drive any horse in, upon or through public areas, parks, boulevards or beaches	100.00	90.00	110.00	
	22	Ride or drive any carriage, wagon, bicycle, motorcycle, scooter, rollerblades, skateboards, automobile, sleigh, snowmobile, all terrain vehicle or other vehicle in public areas, parks or grounds	100.00	90.00	110.00	

SCHEDULE "A" TO BYLAW NO. 934
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 PENALTY	A2 EARLY PAYMENT PENALTY	A3 LATE PAYMENT PENALTY	
	23	Break, injure, dig or destroy any tree, sod, grass of any boulevard or any box, stake or guard which protects	100.00	90.00	110.00	
Park Regulation Bylaw 915	24	No person shall park unhitched trailers, boats, RV's or any other equipment at any boat launch ramp or designated parking area within the Village	100.00	90.00	110.00	
Traffic Bylaw 378	IV(A)(2)(h)					
Tree Protection Bylaw No. 917	5.1	Cut down tree or hire, permit or suffer another person to cut down or trim tree without permit	200.00	190.00	210.00	
Boat Launch Regulation Bylaw No. 898	7	No trailer or towing vehicle shall be left on the launching ramp except for the period of time necessary to launch and retrieve	100.00	90.00	110.00	
Unsightly Premises Bylaw No. 741	4.1	No person shall permit property or premises owned or occupied to become or remain unsightly	500.00	490.00	510.00	
	4.2	No person shall cause or permit unwholesome matter to collect or accumulate around premises	500.00	490.00	510.00	
	4.3	Deposit or throw bottles, broken glass or other rubbish in any open space	500.00	490.00	510.00	
	4.4	Place graffiti on walls, fences or elsewhere on or adjacent to public place	500.00	490.00	510.00	
	4.5	Fail to keep property clear of brush and/or noxious weeds as defined under the <i>Weed Act</i>	500.00	490.00	510.00	
	4.6	Fail to prevent infestation of caterpillars and other noxious or destructive insects; Fail to clear property of caterpillars and other noxious or destructive insects	200.00	190.00	210.00	
	4.7	Fail to remove unsightly accumulate of filth, discarded materials, rubbish or graffiti	500.00	410.00	510.00	

TO: TED TISDALE – ACTING CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN - PLANNING CONSULTANT

RE: OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 937, 2010
GREENHOUSE GAS EMISSION REDUCTION TARGETS, POLICIES, AND
ACTIONS

DATE: APRIL 12, 2010

BACKGROUND

As you know, in 2008, the Provincial Government passed Bill 27, the *Local Government (Green Communities) Statutes Amendment Act*, which resulted in the enactment of Section 877(3) of the *Local Government Act*. This new section requires local governments to include within their official community plans targets for the reduction of greenhouse gas emissions, policies, and actions with respect to achieving those targets. The deadline to complete the OCP amendment process is May 2010.

Last year, the Village commissioned HB Lanarc to undertake a background report that would provide the framework for the preparation of the official community plan amendment bylaw. Attached to this report is a report entitled *Greenhouse Gas Targets, Actions, and Policies – Harrison Hot Springs Official Community Plan* dated 2 March 2010. The following are the highlights of the report:

- ☐ HB Lanarc conducted a webinar and workshop as part of the process of preparing the report;
- ☐ Based upon historical patterns and projected population growth, community greenhouse gas emissions could increase by 50% by the year 2021;
- ☐ Tourism also contributes to greenhouse gas emissions but the *Community Energy Emissions Inventory (2007)* prepared by the Province does not take into account emissions from vehicles originating from outside the municipality;
- ☐ To reduce community greenhouse gas emissions over time changes will need to be effected in the building, transportation, and waste management sectors;
- ☐ The existing Official Community Plan has a number of goals, policies, and initiatives that support greenhouse gas emission reductions;
- ☐ A community greenhouse gas reduction target of **16% by 2020** has been established. This compares to the provincial target of 33% by 2020; and
- ☐ To achieve this target, a series of actions have been indentified addressing land use, transportation, energy, building, waste management, and strategic matters.

OFFICIAL COMMUNITY PLAN BYLAW NO. 937, 2010

The OCP bylaw amendment has the following two components:

- a) insertion of a new goal (Goal 10) that specifically addresses reductions in greenhouse gas emissions; and

- b) insertion of a new section (Section 3.6) that contains a series of actions that could be pursued by the Village in working towards achieving the goal.

CONSULTATION

Section 879 of the *Local Government Act* requires Council to consider the type and extent of consultation it will pursue regarding proposed amendments to its Official Community Plan above and beyond the formal public hearing. Specifically the Council should consider whether consultation is required with the regional district, adjacent municipalities, first nations, school district, and provincial and federal government agencies.

Should Council decide that consultation is required, then the referrals should take place prior to the holding of the public hearing, and any comments that are returned to the Village should be included as part of the public hearing record.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- Option 1:** Read Official Community Plan Amendment Bylaw No. 937, 2010 a first and second time and authorize staff to schedule the public hearing; or
- Option 2:** Request more information from the HB Lanarc or the Planning Consultant prior to proceeding with the bylaw enactment process; or
- Option 3:** Pursue another course of action determined by Council.

CONCLUSION AND RECOMMENDATIONS

Establishing targets, policies, plans related to GHG reduction is certainly a challenge for a relatively isolated community such as Harrison Hot Springs which relies so heavily on transportation from an economic and social perspective. That being said, the proposed amendment to the Official Community Plan would satisfy the Provincial requirement and would provide a course of action for the Village to pursue with regards to reducing the carbon footprint of the community.

Based upon the aforementioned, the following resolutions are offered for Council's consideration:

- 1) THAT Official Community Plan Amendment Bylaw No. 937, 2010 be read a first and second time;
- 2) THAT Village staff be authorized to arrange for the holding of a public hearing on 3 May 2010; and

- 3) THAT pursuant to Section 879 of the *Local Government Act*, Official Community Plan Amendment Bylaw No. 937, 2010 be referred to the Fraser Valley Regional District for comment.

Michael Rosen, MCIP

Attachment:

- 1) *HB Lanarc - Greenhouse Gas Targets, Actions, and Policies – Harrison Hot Springs Official Community Plan (March 2, 2010)*
- 2) *Official Community Plan Amendment Bylaw No. 937, 2010*

Greenhouse Gas Targets, Actions, and Policies

Harrison Hot Springs Official Community Plan

March 2, 2010

Submitted to:
The Village of Harrison Hot Springs

Submitted by:
HB Lanarc Consultants



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1. Introduction

Harrison Hot Springs has shown leadership in climate protection through signing the BC Climate Action Charter, creating a Community Sustainable Development Strategy, and other planning initiatives including significant elements of the existing Official Community Plan (OCP).

This report provides guidance on the adoption of greenhouse gas targets, policies and actions for the Village of Harrison Hot Springs OCP. These targets, policies and actions are intended to provide guidance to the Village to reduce community energy consumption and greenhouse gas emissions, and comply with Bill 27 (2008): Local Government (Green Communities) Statutes Amendment Act, which requires targets, policies and actions to be included in the OCP by May 31, 2010.

Following delivery of this report, it is understood that the Village will further review and discuss the guidance provided, and will draft final language for adoption by Council

2. Methodology

The OCP guidance provided in this document was developed through the following process:

- A webinar presentation by HB Lanarc with the staff and stakeholder group, including members of the Sustainability and Infrastructure Committee, reviewing the provincial policy context, greenhouse gas emissions key trends and issues, and providing an overview of types of policies, actions and targets that may be applicable.
- HB Lanarc developed an extensive list of potential policies and actions based on expert knowledge and research of initiatives in other communities, and the Community Sustainable Development Strategy which was previously developed for the Village.
- The existing OCP was reviewed by HB Lanarc for content applicable to greenhouse gas emissions reduction.
- A workshop was facilitated by HB Lanarc with the staff and council/stakeholder group (see Appendix A for participants list). At this workshop, the list of potential policies and actions was presented and discussed, with additional input from workshop participants captured. The number of participants was small; as such, it is recommended that additional input be sought out to ensure the process adequately represents the perspectives of stakeholders and others in the community.
- Based on the research conducted and augmented by workshop feedback, a set of recommendations were developed, as presented in this report in the section *Recommended OCP Amendments*.
 - For policies and actions, recommendations are put forward that meet basic selection criteria: ability for the Village to implement, and potential impact on GHG emissions.
 - The emissions reduction target was developed based on a discussion of what might be possible given the constraints and opportunities unique to the Village of Harrison Hot Springs. This is discussed further in the next section.

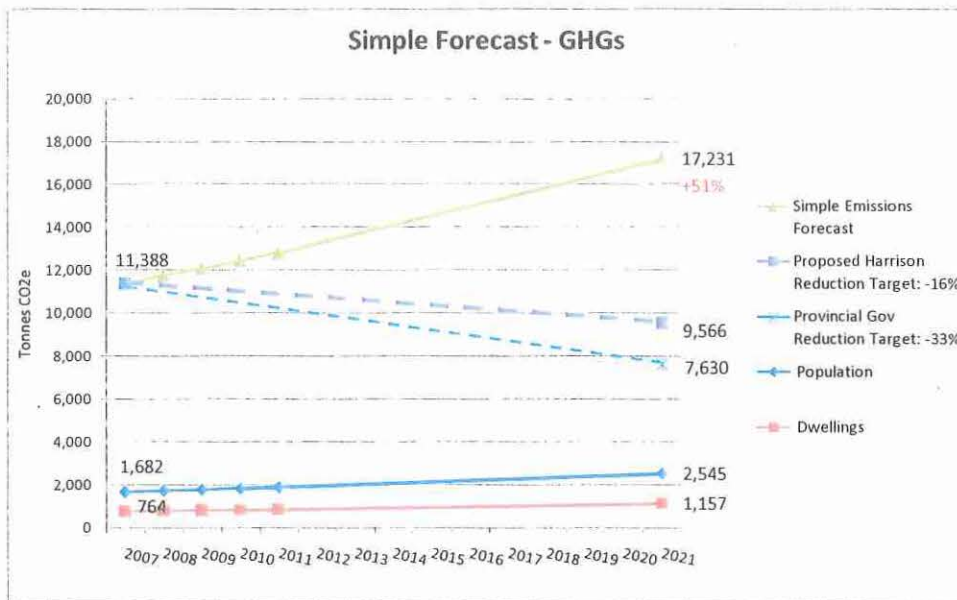
Target Setting

The following chart illustrates a simple forecast of GHG emissions based on:

- The current greenhouse gas emissions, as per the 2007 Community Energy and Emissions Inventory (CEEI)¹
- Population growth as projected within the existing (2007) OCP²

¹ Harrison Hot Springs Community Energy & Greenhouse Gas Emissions Inventory: 2007.
<http://www.env.gov.bc.ca/epd/climate/ceei/pdf/2007Harrison-Hot-Springs.pdf>

² Village of Harrison Hot Springs Official Community Plan Bylaw 864.
<http://www.harrisonhotsprings.ca/PDF/BYLAWS/BYL-864.pdf>



Without any changes to existing emissions patterns, as population grows from 1,682 in 2007 to an estimated 2,545 in 2021, emissions would increase from 11,388 tonnes CO₂ equivalent to 17,231 Tonnes – an increase of over 50%. At the same time, provincial targets aim for a reduction in emissions of 33% by 2020. This forecast is simply based on increasing the current per capita emissions at the same rate as population growth, and as such does not take into account factors such as improving building energy efficiency due to changes in the provincial building code, improvements in vehicle fuel efficiency anticipated from future tailpipe standards, or other factors beyond Village control that may influence greenhouse gas emissions.

Note also that the Fraser Valley Regional District is undertaking a transportation analysis that includes modeling of transportation related greenhouse gas emissions. Results from the FVRD study may be relevant to Harrison Hot Springs and could contribute to future work on greenhouse gas analysis, strategy development and updates to OCP targets, policies and actions.

Tourism also plays a significant role in community emissions, though it is difficult to quantify the contribution. In 2008, the number of visitors at the Visitor Centre was over 13,000³. Tourists add to business activities that use energy (such as hotels and restaurants), consume water, and contribute to emissions in other ways. At the same time, most inventories such as CEEI consider transportation emissions to be those from in-town residents and businesses; transportation emissions associated with tourist travel from outside the town would typically not be included in these inventories. However, the town may still influence “outside” emissions from tourist travel through transit and other initiatives; and it can potentially facilitate travel offsets⁴.

Clearly, major changes in community emissions patterns will be necessary to meeting or even moving the community towards the provincial objectives. These changes will need to be effected across all major sectors in communities, including:

³ Personal communication, Debra Key, November 23 2009, based on data from the Visitors Centre.

⁴ The Resort Municipality of Whistler promotes travel offsets (associated with Olympic travel) on its tourism web site.

- Buildings
- Transportation
- Waste management

The good news is that many of the changes that will result in a lower-carbon Harrison Hot Springs are the same as those that will contribute to a more liveable community, with a stronger local economy and a healthier, more active population.

In Section 4, a new goal is recommended that includes the emissions reduction target proposed in the workshop. This target is seen as a balance between aiming for the provincial targets, and the practicalities of achieving short to medium term targets in the Harrison Hot Springs context, with the intent of developing long term targets as the Village's emissions strategy is developed further.

3. Existing Official Community Plan Policies

The existing OCP (March 13, 2007) already identifies a wide range of objectives, policies and actions that support community emissions reductions. The proposed emissions reduction target and recommendations to strengthen existing OCP content related to emissions reductions build upon and complement the existing OCP. Existing content that directly supports emissions reductions is summarized as follows:

LONG TERM VISION

- Includes a compact village centre

PRIORITY ACTIVITIES

- Zoning Bylaw – Update the zoning bylaw, revisions to densities, density bonusing
- Parks and Trails – Prepare a master plan for an integrated network of green spaces
- Hotsprings Road Design – Enhancing pedestrian/bicycling corridor
- Bus Service – encourage the provision of direct bus services
- Waste Composting – Investigate the feasibility of establishing a municipal composting program

GOALS

- Goal 2: Establish a distinct, pedestrian-oriented village centre with a range of commercial services.
- Goal 3: Develop tourism and recreation features and activities for the benefit of residents and visitors.
- Goal 7: Manage traffic and parking and promote transportation alternatives.
- Goal 8: Provide for a mix of housing types for all ages and incomes.

REGIONAL CONTEXT STATEMENT

The Village is addressing goals contained in the Regional Growth Strategy, which will support emissions reductions, including:

- Increase Transportation Choice and Efficiency;
- Manage Urban Land Responsibly ;
- Develop a Network of Sustainable Communities;
- Protect the Natural Environment and Promote Environmental Stewardship;
- Protect and Manage Rural and Recreational Lands; and
- Manage Water, Energy Resources, and Waste Responsibly

POLICIES

Section 3: The Development Framework

- The Village Centre promotes active transportation through pedestrian orientated uses (i.e. mixed uses) and design.
- Expansion of multi-family residential uses promotes active transportation (i.e. through greater densities / more compact community) and reduced heating needs /energy consumption (i.e. through shared walls and smaller spaces).

Section 4: Lakeshore Special Planning Area

- Design, uses, densities, and public realm improvements in the Village Centre Area serve to facilitate pedestrian movement and therefore reduce transportation-related emissions. Pedestrian access is also encouraged in the Waterfront Commercial Area and Lakeshore Marine Tourist Commercial Area.

Section 5: Commercial Development

- Through implementation of a Parks and Trails Master Plan, the comprehensive and integrated system of green spaces and pedestrian and bicycle routes will help encourage active transportation. Promotion of private and public revitalization to develop a distinct, pedestrian-oriented small village atmosphere will help achieve the same.

Section 6: Residential Development

- Providing for medium and high-density residential development promotes compact, walkable communities and reduces emissions associated with home heating (i.e. due to shared walls and smaller units).

Section 7: East Sector Special Planning Area

- Ecological protection and natural area conservation (i.e. forested areas) maintain sinks for carbon sequestration.

Section 8: Resource Lands

- Discouraging timber harvesting and maintaining forested landscapes maintain sinks for carbon sequestration.

Section 10: Infrastructure

- Solid waste management, including the promotion of “reducing, reusing, and recycling” and a composting program, diverts waste from the landfill, reducing associated emissions.
- Transportation policies that include measures to enhance pedestrian safety and cyclist infrastructure serve to promote active transportation, reducing vehicular-related emissions. Similarly, initiation of bus service would serve to reduce the same.
- Energy and climate change policies explicitly address emissions reduction, including:
 - Public infrastructure investments and development planning that promote energy conservation, transportation efficiency, and public transit;
 - Green building measures; and
 - Accessing infrastructure grants that support local climate change actions.

Section 13: Parks and Open Space

- The Parks and Trails Master Plan, with greenway development and support of the trail network, will encourage active transportation.

Section 14: Environmentally Sensitive Areas

- Protection of forested areas assists in maintaining sinks for carbon sequestration.

Schedule 1-D: Design Guidelines

- The design guidelines enrich the pedestrian realm and serve to support active transportation, reducing vehicular-related emissions.

Additional Initiatives and Programs

In addition to those policies already outlined in the existing OCP, the Village already has in place a number of initiatives and programs. It is not the intent to itemise all of these here, however those that were identified during the workshop include:

- Curbside recycling pickup for single family residential areas
- Green waste drop off

4. Recommended OCP Amendments

Add:

Goal 10: Reduce community greenhouse gas emissions.

Recognising the importance of long term emission reductions and the significance of the Provincial government's targets, the Village of Harrison Hot Springs will strive to reduce community greenhouse gas emissions 16% below 2007 levels by 2020. The strategy to achieve this goal is to encourage a compact and complete village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal.

Actions

The Village will undertake the following actions with the aim of achieving the community emissions reduction target. In many cases, these actions will build upon actions already planned, commenced or undertaken by the Village.

Cross-Cutting, Strategic Actions

1. Monitor community greenhouse gas emissions through the Provincial CEEI reports (and potentially other means), monitor the status and success of emissions reduction actions and policies, and review and revise the emissions reduction target within the next five years.
2. Continue to participate in regional discussions and plans relating to energy, climate change and sustainability, and continue to work with other jurisdictions to learn from their experience.

Land Use Actions

1. Continue the process of updating the zoning bylaw to incorporate provisions that encourage compact, complete community development.
2. Explore density incentives where appropriate – for example, density for cash contributions to off-site parking.
3. Continue to identify opportunities for tourism tax-funded infrastructure improvements that support emissions reductions and tourism, such as walkability.
4. Continue to encourage the development of local services such as grocery stores, that can service many of the day-to-day needs of residents and visitors; consider the accessibility of regional services in this work.

Transportation Actions

1. Update the Traffic and Parking Study/undertake a new transportation and parking study, to include consideration of connectivity within and between neighbourhoods, strategic offsite parking for the Village Centre, and provisions for electric vehicles, all aimed at reducing fossil fuel consumption for transportation.
 - a. Continue to advocate and work with partners to develop transit solutions to/from Harrison Hot Springs and major destinations, also aimed at reducing fossil fuel consumption.

Buildings Actions

1. Develop a green building/energy efficiency standard or checklist that is applied for rezoning, and is goal/performance oriented.
2. Develop and promote incentives aimed at improving energy efficiency and utilizing renewable energy in new construction and existing buildings.

Energy Supply Actions

1. Pursue utilization of alternative, low carbon energy sources and systems including geothermal/waste heat and district energy for the Village Centre, and engage community partners in this process.

Waste and Resource Management Actions

1. Continue to pursue expansion and/or enhancement of services that will reduce waste disposal and landfilling, particularly organic food waste that contributes to landfill gas emissions.
2. Expand waste reduction education efforts in schools and more widely in the Village and use this as an avenue for broader greenhouse gas emissions reduction education.

5. Implementation Considerations

Though OCP targets may be medium term, reaching them will require strong action and shifting the focus to implementation right away. It is recommended that staff prioritize actions into short, medium and long term timeframes, and get started immediately on high priority and/or “easy win” actions.

Though the focus of this document is on OCP targets, policies and actions, the following are several specific recommendations and considerations toward implementation and short term actions that arose out of the workshop. Additional, more detailed guidance on potential policies and actions can be obtained from the tables in Appendix A.

Building Energy Use

- Pursue implementation of green building strategies, with a focus on energy efficiency and renewable energy, as part of currently proposed development projects

Energy Supply

- Pursue funding to investigate the potential for low-carbon heating in the Village core (e.g. via hot springs waste heat and district energy systems)

Monitoring

Note that due to the methods currently used to generate CEEI reports (particularly for transportation and waste) and the fact that these are likely changing over time, the CEEI inventories by themselves may not be able to provide an accurate indicator of changes in emissions in the shorter term (i.e. within 4-6 years). However these reports may be augmented by other data collection.

Community Engagement

Building support with community stakeholders and raising the profile of climate initiatives is critical to long term success. It is recommended that the Village expand on their efforts in this area.

6. Appendices

Appendix A – Policies and Actions Workshop Resources

The following tables summarize the potential policies and actions that were researched prior to the workshop, based on the Community Sustainable Development Strategy and plans/experience in other communities. The tables have been updated with notes from workshop discussions.

Big Picture

Action/Policy	How does it work?	Ease of Implementation	Potential Impact	Workshop notes
Adopt GHG reduction targets	Council adoption of emissions reduction targets	Easy	Moderate to high - sets high level commitment, but implementation is critical	
Develop a Community Emissions and Climate Action Plan	Create a more detailed plan that starts with the targets, policies and actions, aimed at both quick wins and longer term actions Focus on implementation	Moderate	Low to moderate - again implementation is critical	
Engage/encourage community champions	Work with community members and businesses who can lead components	Easy	Moderate - this can be an important part of implementation	Individual City Council members?, Green Legacy Society, the Hot Springs Resort and other local businesses, members of the public
Communications program	Create communications materials, for example a web site Utilize the appropriate framing of climate change - aspirational and practical (e.g., livability, air pollution...)		Moderate - correct framing can increase motivation substantially	What can the youth bring? -- Explore the possibility of school presentations; The public needs to understand what this program is.
Regional collaboration with FVRD and municipalities	Help set up a regional working group	Easy to moderate	Moderate - can stimulate/enable more challenging regional initiatives	Coordination around Tourism with regional governments
Formation of steering committee that is a sub-committee of the Infrastructure Committee	This committee would make sure there community representation and help integrate GHG reduction priorities into Harrison's existing projects and priorities			

Land Use - Transportation

Action/Policy	How does it work?	Ease of Implementation	Potential Impact	Workshop Notes
Integrate Vision/Goal in OCP	- Incorporate mixed-use, low carbon development into Harrison's OCP	Typical OCP update process	First step to integrating smart energy and climate management in the City's operations and planning Impact depends on long term follow-through and success of subsequent efforts	The community needs to add details to existing goals; to describe how the community will accomplish its priorities
Compact Complete Community Planning	Land use intensity can be increased using a variety of zoning tools & best practices. Compact, complete communities feature a range of unit sizes (with lesser average unit sizes overall). Less floor space typically means lower energy use per capita.	Depends on many local factors. Primarily a longer term strategy. Appeal to community priorities in addition to energy efficiency - healthy neighbourhoods, options for walking or biking, local access to amenities, a range of housing, etc Density needs to be transit/alternate transport accessible.	Very high. Probably the greatest impact of any strategies Local Governments can use to reduce transportation emissions and improve buildings' energy performance.	Consider (aging) demographics and tourism in planning for appropriate local services Neighbourhood planning areas 1 and 2 - looking to increase density A grocery store is needed Ensure zoning keeps options open for future uses C1 zoning permits mixed use
Density Bonusing	Allow extra density for green buildings. - Effective in markets with strong building demand	Easy to Moderate - Set acceptable uplift levels - Develop clear guidelines for development planners to negotiate density bonus - Can work in conjunction with a sustainability checklist / green building rating system	Medium-High Density should be allocated only in appropriate neighbourhoods; compact, complete, alternate transport accessible	Incentives to stimulate appropriate density Trade with cash for off-site parking Density is always a sensitive issue - must be handled accordingly Look at successes - eg Chilliwack
Investing in paths and right-of-ways for bicycles and pedestrians	-Seeking funding, allocating roads budget to constructing and maintaining paths and right-of-ways.	-Determined by funding constraints and political will to prioritise paths and right-of-ways	-Dependent on local trip patterns.	Ensure NH planning area 1 connects to Village Centre for pedestrians
Improving the connectivity of walking and cycling paths/right-of-ways	-Seeking funding, allocating roads budget to constructing and maintaining paths and right-of-ways.	-Determined by funding constraints and political will to prioritise paths and right-of-ways	-Dependent on local trip patterns.	Consider how neighbourhoods connects in trails plan
Strategically locating parking so as to encourage walking and bicycling within Harrison for both residents and visitors	-Parking at hotels and a few central points in the Town should be available for out-of-town visitors. Because of its small size, the vast majority of trips within Harrison should be by walking, biking, neighbourhood electric vehicles, or other low/zero carbon forms of transportation	-Buy-in is needed from businesses and residents, as traffic patterns and designated parking areas would need to change on both public and private land.	-When implemented in conjunction with other smart-growth and transportation demand management strategies, local emissions from transportation could be significantly reduced.	Underground parking for new development Look for strategic parking locations Shared public/private parking in Village with offsite parking

Transportation

Action/Policy	How does it work?	Ease of Implementation	Potential Impact	Workshop Notes
Expanding opportunities for biking and walking tourism transportation	-Encouraging tourist accommodations to have bicycles available for rent Publishing maps and brochures on walking and bicycling routes in town and in the surrounding area.	-Implementation would be facilitated by partnering with neighbouring communities, non-profit organisations, the chamber of commerce.	-Moderate. Co-benefits include reducing congestion and improve local air quality	Develop bicycle infrastructure for tourist market - this could have economic benefits (e.g. concept of "slow food" tours) Develop a safe bike path to Agassiz
Community shuttle/transit service within Harrison	-(If there is a need) this service would take residents and/or tourist between major destinations	-Dependent on demand and funding mechanism	-Significant emission reductions would be achieved only with high levels of ridership	
Community shuttle/transit service between Harrison and neighbouring communities	-Increase the frequency of and/or create additional transit service between Harrison and neighbouring communities	-Dependent on demand, partnerships and funding mechanism	-Significant emission reductions would be achieved only with high levels of ridership	EDC is looking for shuttle (in town, to Agassiz and Chilliwack) Regional transportation initiatives tend to focus on other larger centres such as Chilliwack and Abbotsford
Low-carbon vehicle options for Harrison: renting electric scooters; - incentives for purchasing a neighbourhood electric vehicle; - explore the possibility of a community NEV car coop; - install electric vehicle charging infrastructure	-Electric vehicles and charging infrastructure need to happen at the same time - good rationale for multiple-vehicle programs. Possibly a good fit for a small community - short distances suited to electric vehicles.	-Dependent on funding mechanism and business model - A pre-feasibility study/assessment would be needed to determine the which option or combination of options would be most viable.	-Significant. Dependent on the scale of implementation	Example - Catalina This could be looked at further in an updated transportation study Other communities such as the District of North Vancouver have passed bylaws allowing Neighbourhood Electric Vehicles
Municipal Pilot study with a NEV	-The City could conduct a pilot study with a neighbourhood electric vehicle (NEV) as proof of concept for the vehicles in Harrison	-NEVs are inexpensive to purchase and have low operating costs	-Small. Primary purpose would be to raise profile of a new technology.	
Condominium developments with limited parking and shared vehicles				Added during workshop for future consideration

Buildings and Energy Use

Action/Policy	How does it work?	Ease of Implementation	Potential Impact	Workshop Notes
Incentives to encourage energy efficient, green buildings in new construction	Develop incentives, capacity building and/or regulation to encourage energy efficient, lower emission new buildings.	Moderate	Medium - more substantial over long term	Bylaw needs updating Priority: consider in currently proposed projects
Public education and outreach program	Create market demand for greener buildings; help homeowners use less energy	Moderate	Medium - education by itself has limited impact to change behaviours	
Green Business Program	-Partner with the Regional District, business association and/or a non-profit to create or promote a green business program that will bring recognition to Harrison business that follow good green business practices	-May depend on existing programs or interest from the RD/neighbouring municipalities	Low to Moderate	
Promote Retrofit Incentives for existing buildings	Promote Federal EcoEnergy Home Retrofit Program. Flyers, workshops, subsidizing home assessments, etc	Easy	High Allows greater energy efficiency gains than affecting new construction. Promotion garners 2 times higher uptake of retrofit programs	Work with FVRD to explore a recognition program
Residential Energy Audit Program	-Residents get a free or low cost audit of their homes to inform them how they can save money and reduce energy use	-May depend on existing programs or interest from the RD/neighbouring municipalities	High, if a large percentage of residents receive an audit and follow through with a retrofit	
Business Energy Audit Program	-Businesses get a free or low cost audit of their homes to inform them how they can save money and reduce energy use	-May depend on existing programs or interest from the RD/neighbouring municipalities	High, if a large percentage of businesses receive an audit and follow through with a retrofit	
District energy system for village core, municipal buildings, hotels	-Harness hot water and use it to heat buildings in Harrison - Could also be powered by waste wood biomass	Difficult -Pre-feasibility study needed to determine heating potential of the hot water source and candidate buildings for connecting to the system - Existing buildings may not be able to connect	High. Could eliminate the need for natural gas heating in some of the town's biggest buildings	

Waste and Resource Management

Action/Policy	How does it work?	Ease of Implementation	Potential Impact	Workshop Notes
Expanded Residential Recycling and Composting	Expand green waste program to food waste (residential, commercial) Create a backyard composting incentive program	Moderate Requires coordination with FVRD	Moderate Organics programs directly reduce future landfill emissions	Currently: limited curbside pickup - residential only; Recycling does not include stratas There is a waste management study planned
Expanded Business Recycling and Composting	Expand collection to all residents and businesses Expand program to additional materials	Moderate Requires coordination with FVRD	Recycling reduces broader, upstream emissions	
Enhanced public education and outreach, participation	Enhance communications and outreach to increase participation including linkages with GHG reduction			
Heat recovery from wastewater treatment plant for building heating	Will be more challenging with a plant at Kent.	Difficult Requires a district energy infrastructure or a large energy user adjacent to heat recovery source.	Depends on buildings and facilities served	

Green/Efficient Building Incentives (these detailed actions and policies were not discussed at the workshop)

Action/Policy	How does it work?	Ease of Implementation	Potential Impact	Example Local Govts	OCP Considerations	Other Notes
Development Permit Area Guidelines for energy conservation	Specify building forms and character, encouraging passive solar design. Specify onsite renewables.	Moderate - Some uncertainty around local government authority - Guidelines for different building types are appropriate, allowing for best passive design applications	Low to Medium Does not address envelope performance and mechanical systems. However passive design can significantly affect energy performance.	District of Saanich	DPAs must be specified in the OCP.	New powers under the LGA allow local governments to specify 'special features' of developments to promote energy conservation and GHG reductions.
Statutory Building Schemes	Register covenants requiring green building performance. Typically at re-zoning or sub-division, especially at sale of Government owned land.	Moderate to Hard - Requires substantial legal work - Provincial regulations dictate possible provisions.	Medium to High	City of Edmonton - LEED Silver for any land sale	OCP can support performance standards and/or certification scheme, and specify that sold municipal property	In BC, doubtful that it could include interior energy features or energy performance. Could include orientation, exterior
Rezoning - Green Building Policy	Adopt performance standards, to guide staff during rezoning negotiations.	Easy - Standards should evolve over time - Higher building performance demanded from properties with advantageous rezonings. - Generally guaranteed through a voluntary covenant	Medium to High Depends on the extent of demands at rezoning. Density should be allocated only in appropriate neighbourhoods; compact, complete, alternate transport accessible	Bowen Island Municipality	OCP support for energy efficiency and building standards can guide development of these standards with zoning bylaws.	
Review Building Related Bylaws - Eliminate Barriers to Green Building	Many bylaws present unnecessary barriers to green buildings.	Moderate - Review approvals history; what held up green projects?	Medium to High	City of Vancouver City of Calgary Corporation of Delta	OCP should support green building and renewables; specify that the local	
Development Cost Charges	Levied on new developments to pay for infrastructure. - Reduced fees provide an incentive to offset incremental costs for green building	Moderate. Cost schedules must be finely tuned to accurately reflect cost savings to the Local Government from reduced infrastructure costs, and to incentivize energy efficiency.	High. Comprise a high proportion of development costs. Reductions provide a real incentive to developers.	City of Kelowna	OCP recognition of the infrastructure requirement benefits of green building, can support the development of DCC schedules.	Nanaimo already a leader in location based DCCs. - Bill 27: They can be reduced or waived for projects designed to
Sustainability/energy efficiency Checklist	Typically part of development/rezoning permitting process. Three possible mechanisms: - Educational value - Associated with incentives - fast-tracking, density bonus, or used in rezoning bargaining - Regulatory - a minimum score required for permit	Easy to Moderate Strategic Considerations - Compatibility regulations/incentive schemes that can be made more stringent over time are important.	Varies Checklists without regulations/incentives less effective	Town of Canmore (regulatory) District of North Vancouver Resort Municipality of Whistler City of Edmonton & City of Calgary (LEED checklist for land sale)	The OCP should encourage green building elements that are specified in the checklist.	
Revitalization Tax Exemption Bylaw		Reduces taxes for green developments.	Moderate Strategic Considerations - Green building certification standards (LEED, BuiltGreen, etc), or equivalent, are appropriate. - Reduces community revenue	Varies Sometimes little take-up.	Maple Ridge	OCP support for energy efficiency and building standards can guide development of bylaw.
Development and Building Permit Fast-Tracking	Reduce approvals time for applications meeting green criteria. - Effective in markets with strong building demand	Easy to Moderate Strategic Considerations - Various fast-tracking protocols exist. Some automated. - Local Governments have multiple priorities. Green buildings must be prioritized to effect market pressure to go green. - Can work in conjunction with a sustainability checklist / Green Building rating system	Medium-High Developers often respond to fast-tracking more than cash incentives, or density bonus	City of Calgary (in development)	OCP support of energy efficiency and building standards can guide development of policy.	
Development and Building Permit Fee Rebates	Return a portion of fees for applications meeting green criteria	Easy to Moderate Strategic Considerations - Works in conjunction with a sustainability checklist / Green Building rating system - Results in lost revenue, unless additional fees are added	Varies Depends on value of rebate. A greater incentive for larger projects, with higher fees	City of Calgary Strathcona County		
Green Business Program	-Partner with the Regional District, business association and/or a non-profit to create or promote a green business program that will bring recognition to Harrison business that follow good green business practices	-May depend on existing programs or interest from the RD/neighbouring municipalities	Moderate			

Appendix B – Workshop Participants

Date: December 1, 2009 8:30 am – 12:00 pm

Location: Harrison Beach Hotel

Participants:

- Larry Burk – Chief Administrative Officer, Village of Harrison Hot Springs
- Mayor Ken Becotte
- Councilor Dave Harris
- Councilor Dave Kenyon
- Chairman of Advisory Planning Commission Leo Facio
- Michael Rosen, Planning Consultant
- Bud Fraser, HB Lanarc Consultants
- Micah Lang, HB Lanarc Consultants



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 937

A bylaw to amend Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, 2007

WHEREAS Section 877(3) of the *Local Government Act* requires local governments to incorporate within their official community plans targets, policies, and actions for the reduction of greenhouse gas emissions;

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

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

I. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 937, 2010".

II. AMENDMENT

1. That Schedule "A" of "Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, 2007" be amended as follows:

- a) Add the following to Section 2.4 (Goals of the Official Community Plan) after Goal 9:

"Goal 10: Reduce community greenhouse gas emissions

Recognising the importance of long term emission reductions and the significance of the Provincial government's targets, the Village of Harrison Hot Springs will strive to reduce community greenhouse gas emissions **16%** below 2007 levels by 2020. The strategy to achieve this goal is to encourage a compact and complete village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal."

- b) Add the following to Section 3 (Development Framework):

“3.6 Greenhouse Gas Emission Reduction Policies and Actions

The Village will undertake the following actions with the aim of achieving the community emissions reduction target. In many cases, these actions will build upon actions already planned, commenced or undertaken by the Village.

Cross-Cutting, Strategic Actions

1. Monitor community greenhouse gas emissions through the Provincial CEEI reports (and potentially other means), monitor the status and success of emissions reduction actions and policies, and review and revise the emissions reduction target within the next five years.
2. Continue to participate in regional discussions and plans relating to energy, climate change and sustainability, and continue to work with other jurisdictions to learn from their experience.

Land Use Actions

1. Continue the process of updating the zoning bylaw to incorporate provisions that encourage compact, complete community development.
2. Explore density incentives where appropriate – for example, density for cash contributions to off-site parking.
3. Continue to identify opportunities for tourism tax-funded infrastructure improvements that support emissions reductions and tourism, such as walkability.
4. Continue to encourage the development of local services such as grocery stores, that can service many of the day-to-day needs of residents and visitors; consider the accessibility of regional services in this work.

Transportation Actions

1. Update the Traffic and Parking Study/undertake a new transportation and parking study, to include consideration of connectivity within and between neighbourhoods, strategic offsite parking for the Village Centre, and provisions for electric vehicles, all aimed at reducing fossil fuel consumption for transportation.
 - a. Continue to advocate and work with partners to develop transit solutions to/from Harrison Hot Springs and major destinations, also aimed at reducing fossil fuel consumption.

Buildings Actions

1. Develop a green building/energy efficiency standard or checklist that is applied for rezoning, and is goal/performance oriented.
2. Develop and promote incentives aimed at improving energy efficiency and utilizing renewable energy in new construction and existing buildings.

Energy Supply Actions

1. Pursue utilization of alternative, low carbon energy sources and systems including geothermal/waste heat and district energy for the Village Centre, and engage community partners in this process.

Waste and Resource Management Actions

1. Continue to pursue expansion and/or enhancement of services that will reduce waste disposal and landfilling, particularly organic food waste that contributes to landfill gas emissions.
2. Expand waste reduction education efforts in schools and more widely in the Village and use this as an avenue for broader greenhouse gas emissions reduction education."

III. READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF , 2010

READ A SECOND TIME THIS DAY OF , 2010

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2010

READ A THIRD TIME THIS DAY OF , 2010

ADOPTED THIS DAY OF , 2010

Mayor

Corporate Officer



Greenhouse Gas Targets, Policies and Actions for the Village of Harrison Hot Springs

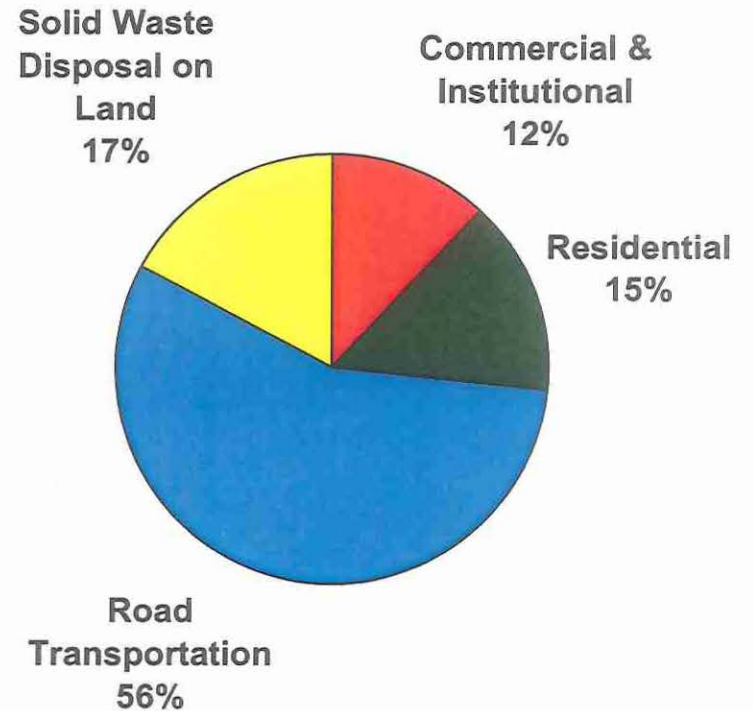
April 19, 2010

Bud S. Fraser, Senior Engineer

Why: Local Gov is In the Driver's Seat

- LG decisions influence $\pm 50\%$ of emissions

(Gov of Canada; CEA, 2007; BC MCD/MoE, 2007)



Multiple Benefits of Climate Protection

- Improve air quality and public health
- Reduce municipal operating costs
- Reduce household expenditures
- Reduce solid waste
- Reduce traffic congestion
- Develop local economy
- Improve sustainability and quality of life of your community





British Columbia Policy Context

- Bill 44 (2007): Greenhouse Gas Reduction Targets Act
 - 6% by 2012;
 - 18% by 2016;
 - 33% by 2020;
 - 80% by 2050
 - PSOs carbon neutral by 2010
- Bill 27 (2008): Local Government (Green Communities) Statutes Amendment Act
 - **Targets, Policies and Actions**
- BC Climate Action Charter: carbon neutral local government ops by 2012; reporting of emissions

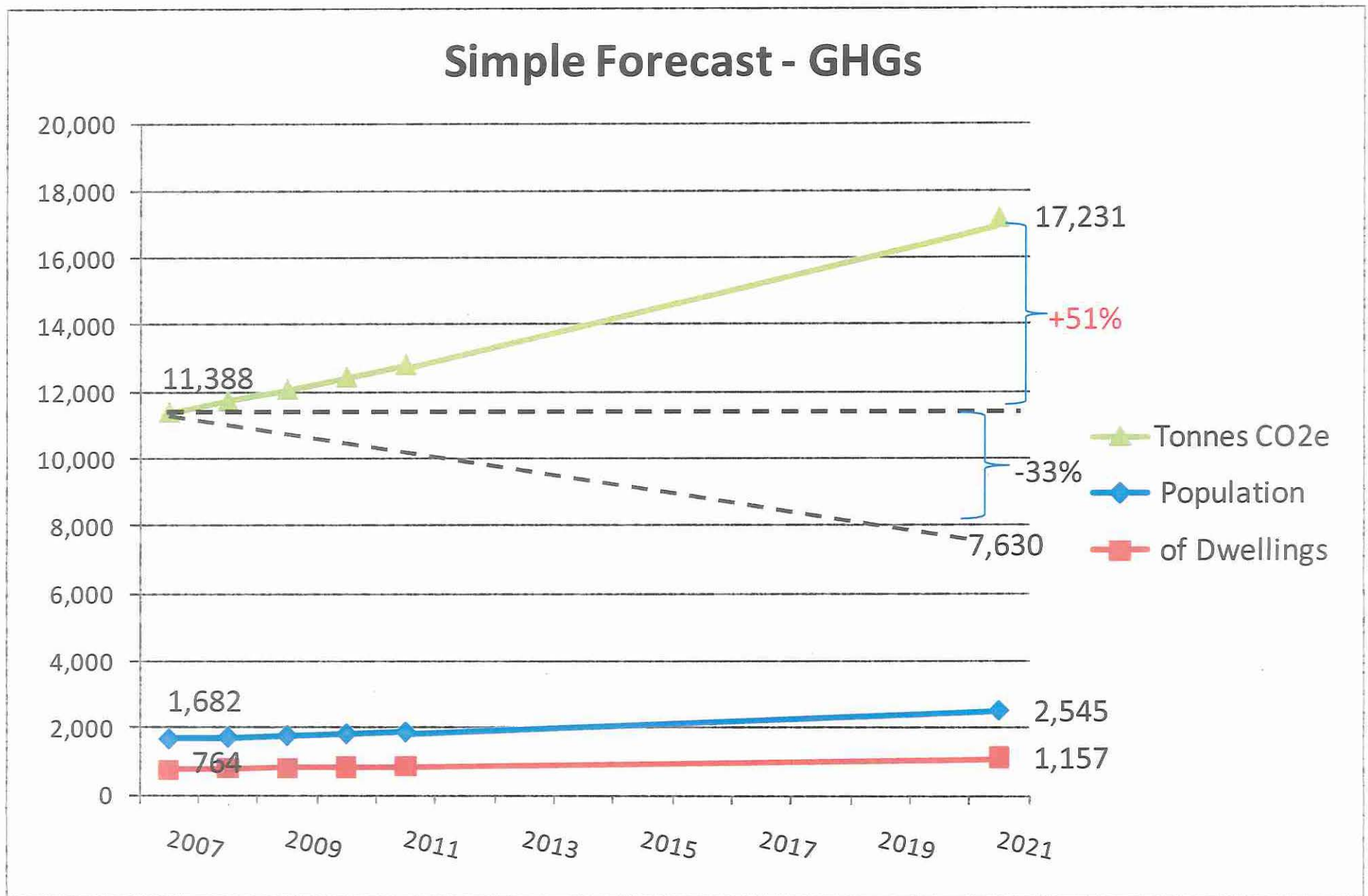
Our Project

- Produce recommendations on:
 - Sector by sector targets, policies and actions
 - Structured for integration within an updated OCP
- Following conclusion of project:
 - Incorporate work into OCP and adopt (Harrison)
 - Ongoing implementation of policies and actions (Harrison)

Methodology

- Methodology
 - Webinar for staff and stakeholder group
 - HBL developed list of potential policies and actions – informed by Community Sustainable Development Strategy
 - Review OCP
 - Workshop with staff, council & stakeholders
 - Developed set of recommendations
 - Review by staff, refinement
 - Support village process to create amendments

Simple Forecast - GHGs



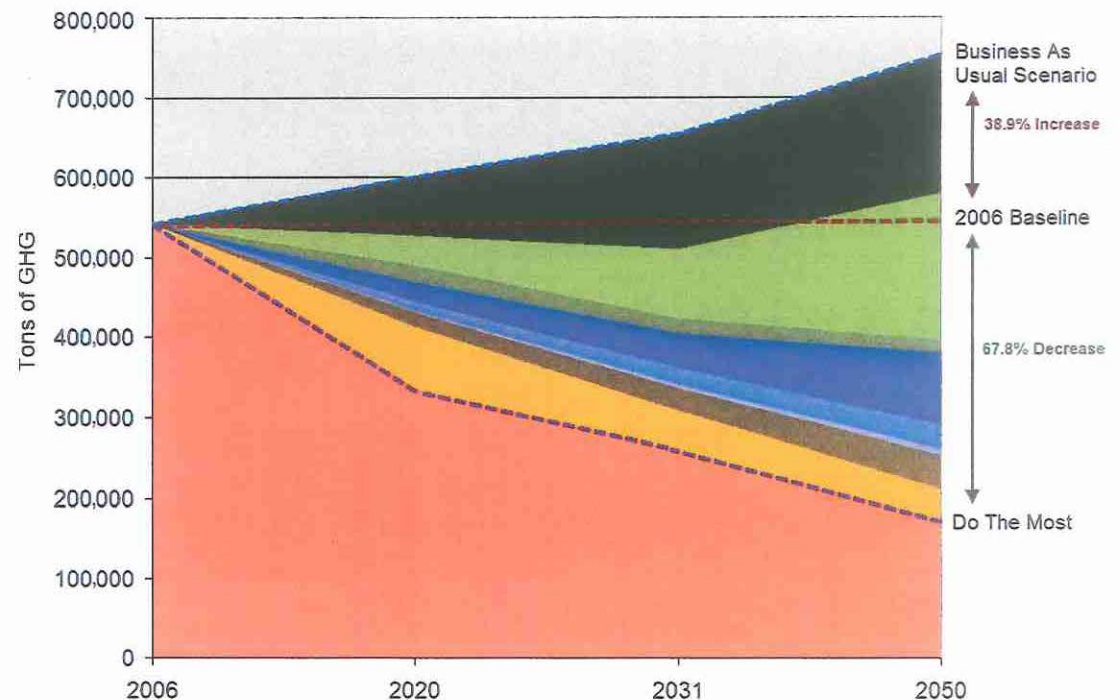
Major Factors in Meeting Targets

- Land use/transportation: private vehicle use
 - Factors include density, transit, neighbourhood design, buildings
- Modal Split: transportation choices
- Land use/buildings: detached vs multifamily
 - Per-person energy is significantly lower (up to 48% lower) for apartments vs. single-family residences
- Building efficiency and energy sources
 - Age; retrofits can improve efficiency ~25%

Major Factors in Meeting Targets

- Senior government role
 - Progressive building code
 - Vehicle fuel efficiency standards
 - Regional transportation
 - Greening the grid

Senior Government Policies	<ul style="list-style-type: none">■ Vehicle Fuel Efficiency■ Building Code Changes■ Greening The Electric Grid
Municipal Policies	<ul style="list-style-type: none">■ Growing Smarter + Transportation Improvements■ Building Greener■ District Energy■ Reducing Solid Waste■ Increased Ridership■ Remaining Emissions



Harrison Hot Springs Challenges & Opportunities

- Tourism contribution
- Transit services in a small, rural centre
- Limited development
- Already relatively compact
- Relatively walkable village centre
- Potential energy resources

Existing Policies and Actions – Current OCP Examples

- Compact, pedestrian oriented village centre
- Provide a mix of housing types and increased multi-family
- Hotsprings road – enhancing pedestrian/bicycling corridor
- Encourage more bus service
- Waste composting facility
- Infrastructure energy conservation & green building measures

Proposed OCP Amendments - Targets

GHG Reduction Target (add Goal 10)

- The Village will strive to reduce community GHG emissions 16% below 2007 levels by 2020. Strategies:
 - Encourage compact & complete village centre
 - Facilitate an increase alternative transportation and reduce private vehicle use
 - Encourage more energy efficient buildings and renewable, low carbon energy sources
 - Reduce waste generation and landfill disposal

Proposed OCP Amendments - Actions

Actions – Overall

- Monitor community GHG emissions through CEEI and possibly other means; monitor status/success of initiatives
- Participate in regional discussions relating to energy, climate change and sustainability; work with other jurisdictions to learn from their experience

Proposed OCP Amendments - Actions

Land Use

- Continue zoning bylaw update: encouraging compact, complete community development
- Explore density incentives where appropriate – e.g. density for cash contributions to off-site parking
- Identify opportunities for tourism tax-funded improvements supporting GHG reductions such as walkability.
- Continue to encourage development of local services such as grocery stores

Proposed OCP Amendments - Actions

Transportation

- Update traffic & parking study – include NH connectivity, strategic/offsite parking, electric vehicles; transit to/from Harrison

Buildings

- Develop a green building/energy efficiency standard or checklist for rezoning
- Develop incentives aimed at improving energy efficiency/renewable energy (new and existing buildings)

Proposed OCP Amendments

Energy Supply

- Pursue alternative, low carbon energy sources and systems
 - E.g. geothermal/waste heat for the Village Centre

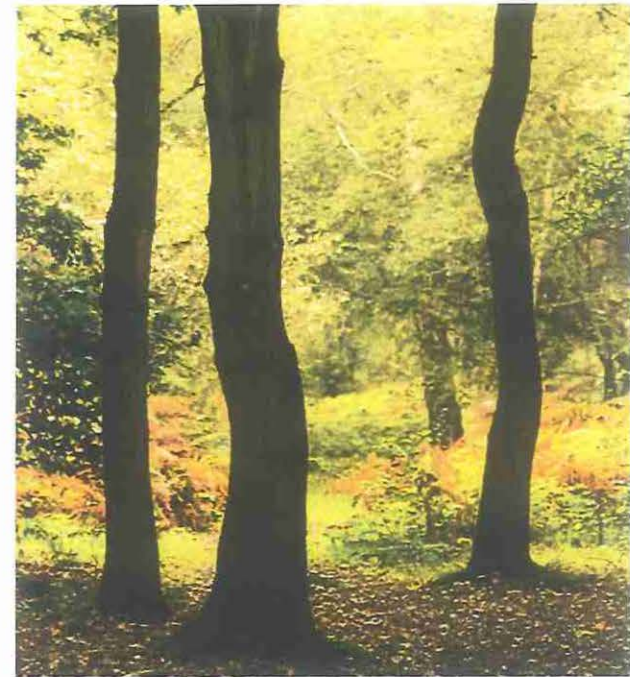
Waste

- Continue to pursue services for waste reduction, particularly organic food waste that contributes to landfill gas emissions.
- Expand waste reduction education in schools and in the Village and use as an avenue for broader GHG reduction education.

Implementation Considerations

- Meeting targets will require decisive action and follow-through
- Strategies, policies and actions must be appropriate for Harrison Hot Springs: e.g. Vancouver-style towers are not appropriate
- Action plan
 - Prioritize actions into short, medium, longer timeframes
 - Identify action leaders and partners
 - Start quick actions and build momentum
- Possible immediate opportunities:
 - Pursue green/energy efficient buildings within currently proposed development
 - Pursue funding to investigate the potential for low-carbon heating in the Village core
 - Begin building community support, getting people involved
- Targets can be reviewed and updated

Many of the changes that will result in a lower-carbon Harrison Hot Springs are the same as those that will contribute to a more liveable community, with a stronger local economy and a healthier, more active population.



Thank You

Bud Fraser, Senior Engineer

bud.fraser@hblanarc.ca

604-688-9769, ext 118

