



# VILLAGE OF HARRISON HOT SPRINGS

## NOTICE OF MEETING AND AGENDA

# REGULAR COUNCIL MEETING

**Date:** Monday, May 17, 2010  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, Harrison Hot Springs, British Columbia

<b>1. CALL TO ORDER</b>			
	(a)	Meeting called to order by Mayor Becotte	
<b>2. INTRODUCTION OF LATE ITEMS</b>			
<b>3. APPROVAL OF AGENDA</b>			
<b>4. ADOPTION AND RECEIPT OF MINUTES</b>			
<input type="checkbox"/> Regular Council Meeting Minutes – May 3, 2010  <input type="checkbox"/> Public Hearing minutes of OCP Bylaw No. 937, 2010 – May 3, 2010  <input type="checkbox"/> Special Council Meeting Minutes – May 12, 2010  <input type="checkbox"/> Harrison Lake Harbour Commission Meeting Minutes – March 4, 2010		<p><b>THAT</b> the minutes of the Regular Council Meeting of May 3, 2010 be adopted.</p> <p><b>THAT</b> the minutes of the Public Hearing of Official Community Plan Amendment Bylaw No. 937, 2010 of May 3, 2010 be adopted.</p> <p><b>THAT</b> the minutes of the Special Council Meeting of May 12, 2010 be adopted.</p> <p><b>THAT</b> the minutes of the Harrison Lake Harbour Commission Meeting of March 4, 2010 be received.</p>	<p>Item 4.1 Page 1</p> <p>Item 4.2 Page 9</p> <p>Item 4.3 Page 11</p> <p>Item 4.4 Page 13</p>
<b>5. BUSINESS ARISING FROM THE MINUTES</b>			
<b>6. DELEGATIONS AND PETITIONS</b>			
<b>7. CORRESPONDENCE</b>			
<input type="checkbox"/> Letter dated April 24, 2010 from the BC Coalition for Action on Alcohol Reform re support for initiative			<p>Item 7.1 Page 17</p>



<input type="checkbox"/> Letter dated May 5, 2010 from the District of Maple Ridge re BC Water Act Modernization Discussion Paper		Item 7.2 Page 25
<input type="checkbox"/> Memorandum dated May 11, 2010 from UBCM re Changes to Liquor Licencing Policy		Item 7.3 Page 53
<b>8. BUSINESS ARISING FROM CORRESPONDENCE</b>		
<b>9. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS</b>		
<b>10. REPORTS FROM MAYOR</b>		
K. Becotte – verbal		
<b>11. REPORTS FROM COUNCILLORS</b>		
D. Harris - verbal D. Kenyon - verbal A. Jackson - verbal B. Perry – verbal		
<b>12. REPORTS FROM STAFF</b>		
<input type="checkbox"/> Executive Hotel – Strata Conversion – May 4, 2010	<p><b>Report from T. Tisdale, Interim Chief Administrative Officer – May 4, 2010</b> <b>Re: Executive Hotel – Strata Conversion</b></p> <p><b>Recommendation:</b></p> <p><b>THAT</b> Council, after due consideration of the requirements of Section 242 of the Strata Property Act, decline to approve the application from the Executive Hotel for a strata conversion.</p>	Item 12.1 Page 57
<input type="checkbox"/> Closure of Green Waste Site – May 10, 2010	<p><b>Report from A. Isakov, Community and Economic Development Officer – May 10, 2010</b> <b>Re: Questions related to the closure of the Green Waste Site</b></p> <p><b>Recommendation:</b></p> <p><b>THAT</b> Council receive further information and public input regarding the Green Waste Site and green waste management via:</p> <ul style="list-style-type: none"> <li>• The Community Needs Assessment survey outcomes</li> <li>• Input from the green waste management “open house” on May 19, 2010</li> </ul>	Item 12.2 Page 65







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

**DATE:** May 3, 2010  
**TIME:** 7:10 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  
Dale Courtice, Director of Finance  
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 7:10 p.m.

**2. INTRODUCTION OF LATE ITEMS**

**3. APPROVAL OF AGENDA**

Moved by Councillor Jackson  
Seconded by Councillor Perry

THAT the agenda be approved.

**CARRIED**

**4. ADOPTION AND RECEIPT OF MINUTES**

☐ Regular Council Meeting  
Minutes – April 19, 2010  
Moved by Councillor Perry  
Seconded by Councillor Jackson

THAT the minutes of the Regular Council Meeting of April 19, 2010 be adopted.

**CARRIED**

☐ Special Council Meeting  
Minutes – April 20, 2010  
Moved by Councillor Kenyon  
Seconded by Councillor Harris

THAT the minutes of the Special Council Meeting of April 20, 2010 be adopted.

**CARRIED**

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
May 3, 2010*

☐ Special Council Meeting  
Minutes – April 23, 2010

**Moved by Councillor Harris**  
**Seconded by Councillor Perry**

THAT the minutes of the Special Council Meeting of April 23, 2010 be adopted.

**CARRIED**

☐ Advisory Planning  
Commission Meeting  
Minutes – March 16, 2010

**Moved by Councillor Perry**  
**Seconded by Councillor Harris**

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

**CARRIED**

☐ Economic Development  
Commission Meeting  
Minutes – March 17, 2010

**Moved by Councillor Kenyon**  
**Seconded by Councillor Perry**

THAT the minutes of the Economic Development Commission Meeting of March 17, 2010 be received.

**CARRIED**

5. **BUSINESS ARISING FROM THE MINUTES**

6. **PUBLIC AND STATUTORY HEARINGS**

None

7. **DELEGATIONS**

8. **CORRESPONDENCE**

None

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

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

☐ Proposal to amend Tree  
Bylaw No. 917, 2010

**Report from the Parks and Recreation Commission – April 27, 2010**  
**Re: Proposal to amend Tree Bylaw No. 917**



*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
May 3, 2010*

**THAT** Council revise the Replacement Tree Section (7) of Bylaw No. 917 to include *The Village of Harrison Hot Springs may require, as a condition of a permit issued under Section 6, that a replacement tree be planted on the property for each tree removed of a size species and in a location to be determined by the Village of Harrison Hot Springs lead hand* as an additional statement.

**THAT** Council revise Section 5.3 of the Tree Bylaw No. 917 to change to no land clearing shall occur between March 15 and August 15 of any year.

**THAT** Council add a revised list of protected trees to the Tree Bylaw No. 917.

Councillor Harris requested that “protected” trees be amended to read “significant” trees.

**Moved by Councillor Harris**  
**Seconded by Councillor Jackson**

**THAT** Council approve in principle the recommendations of the Parks and Recreation Commission of April 27, 2010 and refer to staff to prepare the appropriate bylaw amendment.

**CARRIED**

**Moved by Councillor Jackson**  
**Seconded by Councillor Perry**

☐ Experience the Fraser project

**Report from the Parks and Recreation Commission – April 27, 2010**  
**Re: Experience the Fraser Project**

**THAT** Council writes a letter of support in accordance to the Experience the Fraser project directed to the Fraser Valley Regional District.

**CARRIED**

**10.**

**REPORTS FROM MAYOR**

Councillors Perry and Jackson and Mayor attended Metro of Vancouver Council of Council’s meeting in Langley on May 1, 2010. The purpose was to discuss and receive recommendation about solid waste management plan. This is an extremely contentious issue and how to deal with garbage and how to dispose of it. Encourages Council to look at the information being presented. Concerns about incineration of garbage. Encourages people in the community to get involved. Information consultations are being held.

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*May 3, 2010*

Attended StoLo Tribal Council, Economics Opportunities Workshop on April 28, 2010 with A. Isakov, Community and Economic Development Officer. Presented on a panel of speakers on the view of economic development. The focus was on what Harrison is moving forward with. There was also discussion about First Nations governance.

Attended Regional Committee meeting with Fraser Basin Council on April 30, 2010. Their vision for Province and environment should have input from this area to include the Harrison watershed. Fraser Basin Council provides several services. The OCP has identified planning issues regarding lakeshore development. We could use an overall plan to involve everyone and believes Fraser Basin Council could involve Department of Fisheries, First Nations, etc.

At the Public Information meeting for the Financial Plan there was discussion with respect to seeking alternative options for the green waste options. Looking at May 11, 2010 to have a community forum to address the situation at the green waste site.

Announced that Chip Parberry, former Mayor has passed away. It was suggested that Council could consider contribution towards a memorial bench.

Met Darlene McLeod, the new Event Coordinator.

Agassiz Harrison Chamber of Commerce is holding their Annual Golf Tournament on May 27, 2010.

**11.**

**REPORTS FROM COUNCILLORS**

**Councillor Harris**

April 20, 2010 attended Citizen's Advisory Committee appreciation dinner.

April 21, 2010 met with District of Kent Canada Day Committee. Proposal is to have a hockey challenge instead of Beaver Race. Also suggested a Tug-of-War at the lagoon.

April 30, 2010 Hot Springs Watermain project is now complete.

**Councillor Kenyon**

EDC still formulating strategy on how to conduct business. A. Isakov is preparing a filming policy. Last meeting there was discussion on corporate advertising.

Buds and Blooms event is coming up on May long weekend.

Wished the Royal Canadian Navy a 100<sup>th</sup> birthday for May 4, 2010.

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**Councillor Jackson** April 20, 2010 attended APC. Hats off to Michael Rosen for facilitating the community meeting for Focus Group for the Neighbourhood Planning Area 1.  
Attended the Tourism meeting on April 27, 2010. May 26, 2010 will be the Annual General Meeting at 5:00 p.m. at the Harrison Beach Hotel.

April 27, 2010 attended TAC meetings, but all are In Camera. Reps from StoLo Tribal Council attended.

Attended Council of Council's meeting.

**Councillor Perry** April 21, 2010 attended Fraser Health Government Association meeting with concerns with obesity amongst young people. Smoking still taking place. There is concern about nicotine entering drinking water system. Would like to bring an initiative for smoking bans on beaches.

Janne Perrin should be complimented on her newspaper article in the Observer regarding pollutants poisoning Mother Earth.

April 28, 2010 attended Fraser Valley Regional Library Board meeting. Presented Councillor Jenny Stevens with a Super Library Trustees Award.

April 29, 2010 attended reception by RCMP for Speedwatch Citizens on Patrol.

Attended Council of Council's meeting in Langley on May 1, 2010 with GVRD and member municipalities to discuss solid waste management.

The Village will be holding a forum and we really need to look at recycling in the Village to a larger degree. We need to encourage and educate on composting and recycling.

A. Isakov advised that preliminary results from the Community Needs Assessment Report should be forthcoming.

### **REPORTS FROM STAFF**

☐ Appointments to 2010  
Canada Day Committee

**Moved by Councillor Harris**  
**Seconded by Councillor Perry**

**Report of Interim Chief Administrative Officer – April 23, 2010**  
Re: Appointments of 2010 Canada Day Committee

**THAT** Councillor Dave Harris as Chair, Mayor Becotte as Vice-Chair, Robert Reyerse, Veronica Lyver, Ron McGowan, Colin Morris, Darlene

*Village of Harrison Hot Springs  
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McLeod and Chris Wilson be appointed to the Village of Harrison Hot Springs 2010 Canada Day Committee.

**CARRIED**

**BYLAWS**

☐ Official Community Plan  
Amendment Bylaw No. 937,  
2010 Greenhouse Gas  
Emission Reduction Targets,  
Policies and Actions

**Moved by Councillor Kenyon**  
**Seconded by Councillor Perry**

**THAT** Official Community Plan Amendment Bylaw No. 937, 2010 be received for third reading.

**CARRIED**

**Moved by Councillor Jackson**  
**Seconded by Councillor Perry**

**THAT** Official Community Plan Amendment Bylaw No. 937, 2010 be adopted.

**CARRIED**

☐ Financial Plan for the  
years 2010-2014 Bylaw No.  
938, 2010

**Moved by Councillor Perry**  
**Seconded by Councillor Harris**

**THAT** Financial Plan for the years 2010-2014 Bylaw No. 938, 2010 be read a first, second, and third time.

**CARRIED**

☐ Tax Rate for 2010 Bylaw  
No. 939, 2010

**Moved by Councillor Jackson**  
**Seconded by Councillor Perry**

**THAT** Tax Rate for 2010 Bylaw No. 939, 2010 be read a first, second, and third time.

**CARRIED**

☐ Fee Schedule Bylaw No.  
940, 2010

**Moved by Councillor Harris**  
**Seconded by Councillor Kenyon**

**THAT** Fee Schedule Bylaw No. 940, 2010 be read a first, second, and third time.

**CARRIED**

☐ Official Community Plan  
Amendment Bylaw No. 935,  
2010 and Zoning Bylaw  
Amendment No. 936, 2010

**Moved by Councillor Kenyon**  
**Seconded by Councillor Harris**

**Report of Michael Rosen, Planning Consultant – April 28, 2010**

Re: Official Community Plan Amendment Bylaw No. 935, 2010 Zoning Bylaw Amendment No. 936, 2010 former Springs Café Site 120 & 130 Esplanade Lot B, Section 13, TWP 4, RGE 29, NWD, PLAN BCP 27775

*Village of Harrison Hot Springs  
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THAT the Official Community Plan Amendment Bylaw No. 935, 2010 be adopted;

**CARRIED**

Moved by Councillor Perry  
Seconded by Councillor Jackson

THAT the Zoning Bylaw No. 936, 2010 be adopted.

**CARRIED**

Moved by Councillor Kenyon  
Seconded by Councillor Harris

THAT Mayor and Interim Chief Administrative Officer be authorized to sign the legal Agreements pertaining to the discharge of Restrictive Covenant CA981089 and the execution of the new Development Agreement Covenant; and

**CARRIED**

Moved by Councillor Perry  
Seconded by Councillor Jackson

THAT Amendment #1 to Development Permit 07/08 be approved.

**CARRIED**

14.

**QUESTIONS FROM THE PUBLIC**

A member of the public advised that Arts Show in Harrison is on May 23 & 24, 2010.

A member of the public asked why meetings are audio recorded and then the audio record is destroyed. The CAO advised that the audio recordings are for a matter of convenience for the recording secretary only and that once the minutes are adopted, they are the official record of the proceedings.

A member of the public asked where the design plans are for the Memorial Hall and when the public will be able to see them.

A member of the public asked if he could obtain a detailed cost for the Memorial Hall renovations.

A member of the public asked for clarification on the Tree Protection Bylaw amendment recommendations.

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A member of the public asked about the Tree Protection Bylaw requirements on replacing trees.

**ADJOURNMENT**

**Moved by Councillor Jackson**  
**Seconded by Councillor Harris**

**THAT** the meeting be closed to the public at 8:18 p.m.

**CARRIED**

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**Ken Becotte**  
**Mayor**

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**Ted Tisdale**  
**Interim Chief Administrative  
Officer**

Certified a true and correct copy of the minutes of the  
Regular Meeting of Council held May 3, 2010 in the  
Council Chambers, Village of Harrison Hot Springs, BC

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**Debra Key,**  
**Corporate Officer**

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**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE PUBLIC HEARING OF  
OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 937, 2010**

**DATE:** May 3, 2010  
**TIME:** 7:00 p.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  
Michael Rosen, Planning Consultant  
Andre Isakov,  
Community and Economic Development Officer  
Debra Key, Corporate Officer (Recorder)

**ABSENT:**

(1) Call to  
Order

**CALL TO ORDER**

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

(2)

**PROCEDURE FOR PUBLIC HEARING**

Mayor Becotte read the opening statement and procedure for conducting this public hearing convened pursuant to Sec 890 and 892 of the *Local Government Act*.

The Mayor read out the proposed amendment to the Official Community Plan Amendment Bylaw No. 937, 2010 for consideration.

The Mayor reported that no submissions were received.

Mayor Becotte provided the applicant an opportunity to make a brief presentation.

**Michael Rosen**

Michael Rosen provided a brief outline of the Greenhouse Gas Emission Reduction Targets, Policies and Actions. He reported that the Provincial Government has mandated all municipalities in the Province to include in its Official Community Plan a bylaw for Greenhouse Gas Emission Reductions by May of 2010 to set targets, policies and actions. This municipality engaged HBLanarc to help them work through the exercise of achieving a reduction in emissions. The bylaw has a goal to target the reduction of greenhouse gas emissions from the baseline of 2007 to the year 2020 of a reduction of 16%. The second part

**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE PUBLIC HEARING OF  
OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 937, 2010  
May 3, 2010**

of the bylaw deals with actions Council could take over the years to work toward achieving the reduction. Land use, transportation, waste management and strategic matters are all issues in the bylaw and will deal on how we move around in the community and how we deal with heating and cooling buildings. This bylaw will create the opportunity to amend zoning and building bylaws. Council had requested that this bylaw be referred to the Fraser Valley Regional District. Discussions have taken place with them and they have advised that they have no issues with respect to the contents of the bylaw.

**(3) PUBLIC INPUT**

Mayor Becotte invited the public an opportunity to speak and provide comments and to speak once until all have had opportunity to be heard. Each speaker will have ample time for comment. Please stand and give your name and address.

**Lillian Martin, 7200 Rockwell Drive**

Unless we, as a society, get our greenhouse gas emissions under control, serious actions will occur and we will be immediately affected by such things as increased forest pest infestations. In the interior in the Province, the pine beetle has seriously affected property values. In the local area Hemlock looper is killing hemlock trees. In the forested areas we already have higher temperatures and lower rainfalls every summer.

We will have sometime a fire which will seriously affect property values. Asked Council to take action to seriously implement GHG emissions by all means possible in order to deal with all property values. One of the ways we can protect GHG is to protect our forested areas, eg. the east sector. With plans to have more people move into the area, this will increase our greenhouse gas emissions from transportation. Plea is to take the matter very seriously. The planet is in deep trouble, our Province is in deep trouble and our area is in deep trouble.

Mayor Becotte called for a second time for further submissions to Council.

Mayor Becotte asked a third time and final time if there was anyone else who would like to provide a comment or submission to Council regarding Bylaw No 937, 2010.

**The public hearing concluded at 7:10 p.m.**

Certified a true and correct copy of the minutes of the  
Official Community Plan Amendment Bylaw No. 937,  
2010 in the Council Chambers, Village of Harrison Hot  
Springs, BC

\_\_\_\_\_  
Debra Key  
Corporate Of



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

**DATE:** May 12, 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)

(1)  
**Call to Order**

**CALL TO ORDER**

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

(2)

**ITEMS FOR DISCUSSION**

(3)

**REPORTS FROM STAFF**

(4)

**BYLAWS**

**Moved by Councillor Kenyon**  
**Seconded by Councillor Harris**

☐ Bylaw No. 938 – 2010-  
2014 Financial Plan

**THAT** Bylaw No. 938, 2010 Financial Plan for years 2010-2014 be adopted.

**CARRIED**  
**OPPOSED BY COUNCILLOR JACKSON**  
**OPPOSED BY COUNCILLOR PERRY**

☐ Bylaw No. 939, 2010  
Tax Rate

**Moved by Councillor Harris**  
**Seconded by Councillor Kenyon**

**THAT** Bylaw No. 939, 2010 Tax Rate be adopted.

**CARRIED**  
**OPPOSED BY COUNCILLOR JACKSON**  
**OPPOSED BY COUNCILLOR PERRY**

**VILLAGE OF HARRISON HOT SPRINGS**  
**MINUTES OF THE SPECIAL COUNCIL MEETING**  
*May 12, 2010*

☐ Bylaw No. 940, 2010  
Fee Schedule

**Moved by Councillor Kenyon**  
**Seconded by Councillor Harris**

THAT Bylaw No. 940, 2010 Fee Schedule be adopted.

**CARRIED**  
**UNANIMOUSLY**

(5)

**ADJOURNMENT**

**Moved by Councillor Kenyon**  
**Seconded by Councillor Harris**

THAT the meeting be adjourned at 9:40 a.m.

**CARRIED**  
**UNANIMOUSLY**

\_\_\_\_\_  
**Ken Becotte**  
Mayor

\_\_\_\_\_  
**Ted Tisdale**  
Interim Chief Administrative Officer

Certified a true and correct copy of the minutes of  
the Special Council Meeting held May 12, 2010  
in the Council Chambers, Village of Harrison Hot  
Springs, BC

\_\_\_\_\_  
Debra Key  
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS  
HARRISON LAKE HARBOUR COMMISSION MEETING**

**DATE:** March 4, 2010  
**TIME:** 12:00 noon  
**PLACE:** Council Chambers

**IN ATTENDANCE:** Ken Becotte, Chair  
Bill Hopkins  
Darcy Striker  
Darcey Kohuch  
Tony Nootebos  
Dave Hampson  
Larry Burk, CAO

**ABSENT:**  
  
Scott Stoughton  
Kerry Hilts  
  
Recording Secretary, Krystal Burr

**1. CALL TO ORDER**

The Chair called the meeting to order at 12:01p.m.

**2. LATE ITEMS**

**3. ADOPTION OF MINUTES**

☐ Adoption of Minutes

**Moved by Bill Hopkins**  
**Seconded by Darcy Striker**

**THAT** the minutes of the Harrison Lake Harbour Commission meeting of January 7, 2010 be adopted.

**CARRIED**

**4. BUSINESS ARISING FROM THE MINUTES**

**Revised Terms of Reference (CAO Larry Burk)**  
Larry is making the changes as to identify what staff roles are.

**Water Lot 431 – Float Plane Dock Lease #231685**  
An application is to be made to ILMB to amend the lease. Lease is coming up for renewal shortly. Staff had a meeting with ILMB to go over all of our licenses and leases and there were no problems so that

**VILLAGE OF HARRISON HOT SPRINGS**  
**MINUTES OF THE HARRISON LAKE HARBOUR COMMISSION MEETING**  
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application will be going in shortly. The Chair does not see any drastic changes as far as additional floats going in at this time. A new application will still permit float plane access.

**Water Lot 6719 – Extension of Boundaries**

Want to have the ability to be able to monitor what is going on between there and the boat launch. Had this discussion with ILMB and right now this area is included in our 'licensed area' which doesn't give us much jurisdiction on what goes on, primarily the licensed area is for public recreational purposes and the public has access to it. Will have to come back to the Council for a further recommendation to reinstate Water Lot 6719 as a lease and extended to the boat launch, to allow more control.

5. **DELEGATIONS/PETITIONS**

6. **CHAIRPERSON REPORT**

Chair welcomes Dave Hampson to the Commission.

7. **ITEMS FOR DISCUSSION**

**□ Breakwater  
Reconstruction Update  
Report from District of  
Kent**

Contract has been awarded through Gai Construction. There are in the process of arranging preliminary meetings with a representative from DFO to obtain more information on the application process. The approval process will take approx 6 months. The construction is only a four week period. They are looking at to start shortly after summer. Darcey Kohuch will have the proposed time line schedule for the next meeting. There was discussion about the possibility of having a floating breakwater in order to reduce the impact of boat wakes. Cost estimates will be needed to provide a floating breakwater. The shallow water was a concern by some as the water is anywhere from 12 to 5 feet in some areas.

**□ Lakeshore  
Development Area 1 –  
Harrison Hot Springs  
OCP**

Any construction in the Lakeshore Development area must go through a Development Permit process. Harrison Lake Marina might be looking to expand their marina and they will have to go through the process as well. District of Kent has the same process in place. All construction including building docks must meet certain standards and codes. Kent has a specific Lake Shore Development that has a lot of similarities. It was discussed that floats will meet specific construction standards, but it is unsure of who will determine those standards. DFO will have to approve as to their standards. Other municipalities work together with a consulting engineer as to approve the appropriate standards.

The Chair made a suggestion that the Commission review and make recommendations on proposals. An additional lot for parking use, to

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**MINUTES OF THE HARRISON LAKE HARBOUR COMMISSION MEETING**  
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☐ Boat Launch  
Contract

eliminate parking in the streets has been negotiated. This will help for a few years until the lot is developed on.

It was discussed that there needs to be more police on the water. The speed buoys need to be realigned or replacing them with new ones. Need to look into a special bylaw to regulate speed within that area. It was mentioned that they hope more police will be out on the water this year. There was discussion about adding speed regulations to the parking pass.

There was discussion about creating a streamlined process for lakeshore development when working with DFO.

There was discussion regarding the use of the sani-station.

8.

**ADJOURNMENT**

**Moved by Bill Hopkins**

**Seconded by Tony Nootebos**

**THAT** the meeting be adjourned at 12:38 p.m.

**CARRIED**

Certified a true and correct copy of the minutes  
of the Harrison Lake Harbour Commission  
meeting held on March 4, 2010 in  
Council Chambers, Village of Harrison Hot  
Springs, B.C.

\_\_\_\_\_  
Larry Burk (CAO)

\_\_\_\_\_  
Ken Becotte (Chair)



# BC Coalition for Action on Alcohol Reform

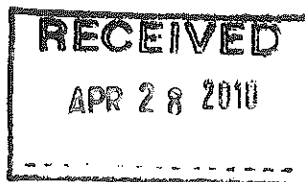
7.1

Lembi Buchanan  
1701 Cedar Hill Cross Road  
Suite 609  
Victoria, BC V8P 2P9

Tel: 778.430.9222

April 24, 2010

Mayor Ken Becotte  
Village of Harrison Hot Springs  
495 Hot Springs Road  
Harrison Hot Springs, BC V0M 1K0



FILE #	APR 28 2010
<input checked="" type="checkbox"/> CEO	<input type="checkbox"/> ACCTG P/R
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> ADMIN
<input type="checkbox"/> DCAO	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> DIR F	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> SUP P/W	<input checked="" type="checkbox"/> COUNCIL
<input type="checkbox"/> PAYROLL TAX	<input type="checkbox"/> INITIAL
ITEM A (B) C	
COUNCIL AGENDA	
DATE May 17/10	
(ITEMS: A - REQ, ACTION; B - INFO - W RESP; C - INFO ONLY)	

Dear Mayor Becotte:

We are requesting support from the Village of Harrison Hot Springs for the recommendations made by the BC Coalition for Action on Alcohol Reform. This Coalition was created in response to the recently published report by the University of Victoria's Centre for Addictions BC, "Alcohol Pricing, Public Health and the HST: Proposed Incentives for BC Drinkers to Make Healthy Choices" as well as the Provincial Health Minister's (Dr. Perry Kendall) December 2008 report, "Public Health Approach to Alcohol Policy." I have enclosed information about our objectives and fact sheets outlining alcohol-related harms in the general population as well as our youth.

The evidence is overwhelming that these reforms will reduce social and economic harms of alcohol abuse, including domestic abuse, property damage, violent assaults and fatal car crashes in our province. The BC RCMP reports that after 10 pm, one in ten drivers is impaired and one in three fatal car collisions involves an impaired driver. Unfortunately people of all ages consistently underestimate the extent to which alcohol impairs the brain's "executive functioning" (i.e. diminished ability to assess risks and consequences) despite being aware of alcohol affects others. Women are at greater risk of becoming impaired more quickly than men because they metabolize alcohol differently.

The BC Coalition is not recommending tax increases across the board for all alcoholic products. Instead, we are asking the government to target cheap, high-strength drinks for price increases (see attached Price and Alcohol Content Comparison) and create incentives for producers, retailers and consumers, in turn, to manufacture, promote and drink low-alcohol content drinks.

At the present time, the Vex – Hard Pick Lemonade with 7 per cent alcohol content does not comply with low-risk drinking guidelines since it is almost 40 to 60 per cent more harmful than the lower strength coolers available in our liquor stores. "The cooler illusion," that these drinks are only slightly more intoxicating than non-alcoholic drinks is a very dangerous strategy that is potentially very harmful to our young people, especially when the selling price is comparable to non-alcoholic drinks.

Furthermore, setting minimum prices for drinks and indexing the price of alcohol to inflation will not have a significant impact on alcohol prices or sales at government or private liquor stores. Nor will these reforms have a negative effect on business in restaurants or bars.

Setting minimum pricing may actually strengthen the BC wine industry by reducing the gap in price of wines produced in our province and cheaper imported wines. Saskatchewan is implementing changes to their pricing charges of alcoholic beverages to reflect the amount of alcohol in these products effective April 1<sup>st</sup>, 2010.

All residents of British Columbia have a vested interest in a policy adopted by the government that will reduce harms caused by alcohol and save money. The shortfall between the annual direct costs associated with alcohol and the direct revenue from its sales and taxes was \$196 million in 2003. As health care costs escalate, this gap will continue to increase unless we start focusing on reducing alcohol-related harms in our province. Regardless of growing concerns in some sectors about increasing regulation by the government of our alcohol policy, it is not acceptable for 2,000 BC residents to die every year because of the consequences of alcohol abuse.

Certainly education is the key as far as reducing alcohol-related harms but government agencies and educational institutions have failed to take on the responsibility. The same can be said about the alcohol industry. And it has become obvious that we can not always rely on the parents to educate their children about safe drinking guidelines. Therefore, there is no choice but to ask the mayors and councillors of each municipality to appeal to our elected representatives in provincial government to act in the interest of public health and safety. We believe that it is our collective responsibility to take whatever action is required to reduce the social and economic harms of alcohol abuse in our communities.

There is considerable interest in this initiative from the District of Chetwynd in northern BC to the City of Victoria in southern BC (see attached motion). A number of organizations, including the BC Alliance on Mental Health, Illness and Addictions, a 21-member coalition of health, social service and criminal justice organizations which include: the RCMP and the Vancouver Police Department as well as the Association of Substance Abuse Programs of BC, the BC Psychiatric and Psychological Associations.

We are respectfully requesting that the Village of Harrison Hot Springs also supports this initiative by sending letters to the Ministers of Health, the Solicitor General, the Finance Minister and Dr. Perry Kendall, asking them to exercise social responsibility by proposing new legislation to reduce alcohol-related harms in our province.

Thank you for your consideration.

Yours very truly,



Lembi Buchanan  
Chair, BC Coalition for Action on Alcohol Reform

Encl.



# BC Coalition for Action on Alcohol Reform

There is an urgent need to reduce alcohol-related harms. The risks far outweigh the benefits. The human and economic costs are enormous. The shortfall between the annual direct costs associated with alcohol abuse and the direct revenue from its sales and taxes was \$196 million in 2003.

## **We are drinking more**

- Alcohol consumption has increased at a faster rate in BC than the rest of Canada.
- The people of BC may smoke less but we drink more. Annually, we consume an average of 600 beers or 120 bottles of wine or 36 bottles (750 ml) of spirits per person.
- BC has the second highest prevalence of alcohol dependence in Canada.

## **Alcohol-related harms in BC are increasing**

- The social harms associated with alcohol abuse include violence, sexual assault, crime, alcohol-involved traffic casualties.
- Excessive alcohol use can also have serious negative effects on work, study and relationships.
- Long-term alcohol abuse increases the risk of certain cancers, including breast cancer, liver disease, heart disease and stroke.

The **BC Coalition for Action on Alcohol Reform** supports recent recommendations made by the University of Victoria's Centre for Addictions Research BC as well as the Provincial Health Officer in its 2008 report, "Public Health Approach to Alcohol Policy." We advocate that the Government of British Columbia implement the following:

1. Reduce the price of low alcohol content beverages and increase the price of high alcohol content beverages.
2. Set a minimum price per standard drink, \$1.50 in the liquor store and \$3.00 in a bar or restaurant. The minimum purchase price for a bottle of wine should be \$7.80; \$9.00 for a six-pack of beer and \$26 for a bottle of vodka, gin or whiskey.
3. Tax wine and beer products sold at u-vin and u-brew outlets.
4. Index the price of alcohol to inflation.
5. Implement a small levy based on a standard drink and use the proceeds to enhance prevention, treatment and research.

All residents of British Columbia have a vested interest in a policy adopted by the government that will reduce harms caused by alcohol and save money. We need to do more than promote responsible drinking. We believe that it is our collective responsibility to take whatever action is required to reduce the social and economic harms of alcohol abuse in our communities. We need to encourage politicians and policy-makers to adopt responsible pricing structures on alcohol products in the interest of public health and safety.

# BC COALITION FOR ACTION ON ALCOHOL REFORM

## Did you know?

- Residents of BC consume more than 1.4 billion standard drinks per year.
- The annual cost of alcohol abuse in BC is \$2.2 billion or \$536 per person, the highest per capita cost in Canada.
- Alcohol is often associated with violent crimes, including domestic abuse, sexual assaults, homicide and suicide.
- Thirty per cent of all criminal activity is attributed to alcohol.
- Alcohol contributes to a wide range of injuries including motor vehicle crashes, fires, falls and drownings.
- One in 3 fatal car collisions involve an impaired driver.
- After 10 pm, one in 10 drivers is impaired.
- Hospital ER departments face an enormous burden from alcohol-related diseases and injuries.
- As many as 60 diseases are adversely affected by heavy drinking since alcohol affects many of the organs in the body.
- More than 50 per cent of people diagnosed with mental illness abuse alcohol and/or drugs.
- Alcohol abuse often exacerbates symptoms or mental illness or triggers new symptoms.
- Prenatal abuse of alcohol is the leading cause of birth defects including fetal alcohol syndrome.
- Close to 30 per cent of males and 14 per cent of females report regularly drinking above low-risk guidelines (more than one or two standard drinks daily).
- Risky alcohol use is common among under-age youth, with 25 per cent reporting binge drinking at least once a month.
- Alcohol abuse is the leading cause of homelessness for persons with serious mental illness.
- The average, annual cost of homelessness is \$55,000 per person.

# BC COALITION FOR ACTION ON ALCOHOL REFORM

*Cheaper alcohol, longer bar hours and a rash of private liquor stores have led to higher alcohol consumption and binge-drinking among BC youths*

## Did you know?

- Alcohol is the number one drug of choice among our youth because many believe it is less harmful than drugs.
- The average age when youth first try alcohol is 11 for boys and 13 for girls.
- The younger a person begins using alcohol, the greater the chances of developing an alcohol or drug problem later in life.
- Heavy drinking during adolescence harms both physical and mental development.
- Risky alcohol use is common among under-age youth, with 25 per cent binge drinking at least once a month (i.e. five or more standard drinks on one occasion).
- Adolescents aged 12 to 17 with severe emotional or behavioural problems are much more likely to be dependent on alcohol compared to others their age.
- Regular heavy drinking is associated with academic failure, illicit drug use, tobacco use and harmful physical effects from hangovers to alcohol poisoning.
- Many teenagers report that drinking has led them to become involved with dangerous behavior, property damage and/or violent incidents. More than half are intoxicated when they commit a crime for which they are serving time.
- Canada's youth incarceration rate is among the highest in the Western world. Almost 80% arrive at a BC youth correctional facility with a substance abuse problem.
- Motor vehicle crashes are the leading cause of death among youth ages 15 to 20 and alcohol is involved in more than half.
- Alcohol abuse is also linked with youthful deaths by drowning, suicide, and homicide.
- Alcohol abuse increases the risk of carrying out, or being a victim of, a physical or sexual assault.
- Consuming alcohol in combination with other drugs, including over the counter or prescription drugs, is dangerous and can lead to an overdose and even death.
- The prevalence of alcohol use and intoxication is even higher among street youth than the general youth population.

## Price and Alcohol Content Comparison: BC Liquor Stores

*In BC, 65% of the coolers contain 7% alcohol.  
Many are cheaper than lower-alcohol content coolers.*

Vex-Hard Pink Lemonade	Woody's Pink Grapefruit	Mike's Light Hard Lemonade
7 % alcohol	5.3 % alcohol	4.1 % alcohol
\$1.59 per bottle	\$2.38 per bottle	\$2.38 per bottle
\$9.55 for 6 x 341ml bottles	\$9.50 for 4 x 330 ml bottles	\$9.50 for 4 x 330 ml bottles
19 grams of alcohol / bottle	14 grams of alcohol / bottle	11 grams of alcohol / bottle
\$1.14 per standard drink	\$2.22 per standard drink	\$3.03 per standard drink

Centre for Addictions Research of BC recommends a minimum price of \$1.50 per standard drink of alcohol.

### Low-risk drinking guidelines

Centre for Addictions Research of BC recommends no more than 4 standard drinks per day (20 per week) for men and 3 per day (10 per week) for women.

### One standard drink

United Kingdom: 8 grams of pure alcohol

Australian & New Zealand: 10 grams

Canada: 13.6 grams

United States: 14 grams

*Victoria, British Columbia    February 4, 2010*

***Motion to have mayor and council write a letter of support re: alcohol reduction strategy to the Provincial Government.***

1. Whereas:

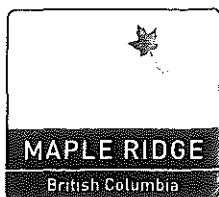
- Residents of BC consume more than 1.4 billion standard drinks per year.
- The annual cost of alcohol abuse in BC is \$2.2 billion or \$536 per person, the highest per capita cost in Canada.
- The government relies on its most vulnerable and high-risk drinkers to pay its bills. Twenty per cent of the drinking population consumes 73 per cent of the beer, wine and spirits sold in the province. Most of them would qualify for treatment.
- Alcohol abuse is often associated with domestic abuse, crime and violence, including homicide and suicide.
- Thirty per cent of all criminal activity is attributed to alcohol.
- Every year, one in four of fatal motor vehicle accidents are alcohol-related.
- Long-term alcohol abuse puts you at risk for developing a number of cancers, including breast cancer, as well as liver and heart disease.
- More than 50 per cent of people diagnosed with mental illness abuse alcohol and/or drugs.
- Alcohol abuse often exacerbates symptoms or mental illness or triggers new symptoms.
- Prenatal abuse of alcohol is the leading cause of birth defects including fetal alcohol syndrome.
- Close to 30 per cent of males and 14 per cent of females report regularly drinking above low-risk guidelines.
- Risky alcohol use is fairly common among under-age youth, with 25 per cent reporting binge drinking at least once a month.
- Alcohol abuse is the leading cause of homelessness for persons with serious mental illness.
- The average, annual cost of homelessness is \$55,000 per person.

Let it be passed that in response to a request for a letter of support from the *BC Coalition for Action on Alcohol Reform* mayor and council send a letter to the Provincial Ministers of Health, the Solicitor General, Dr. Perry Kendall and VIHA supporting the following recommendations made by the Centre for Addictions Research of B.C. and Dr. Perry Kendall to reduce the public safety and health concerns associated with problematic alcohol use in our society:

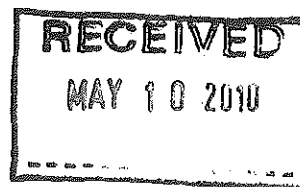
1. Reduce the price of low alcohol content beverages and increase the price of high alcohol content beverages.
2. Set a minimum price per standard drink, \$1.50 in the liquor store and \$3.00 in a bar or restaurant. The minimum price for a bottle of wine would be \$ 7.80; \$9.00 for a six-pack of beer and \$26 for a bottle of spirits.
3. Tax wine and beer products sold at u-vin and u-brew outlets.
4. Index the price of alcohol to inflation.
5. Implement a small levy based on standard drinks and use the proceeds to enhance prevention, treatment and research.



72



Deep Roots  
Greater Heights



May 5, 2010

File No: 0125-01

FILE #	DATE
<input checked="" type="checkbox"/> CEDO	MAY 11 2010
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> ACCTS P/E
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN
<input type="checkbox"/> DIR F	<input type="checkbox"/> B/LENF
<input type="checkbox"/> SUP P/W	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> PAYROLL TAX	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE <u>May 17/10</u>	
INITIAL <input type="checkbox"/>	
(ITEMS: A - REQ, ACTION; B - INFO - W RESP; C - INFO ONLY)	

To All Municipalities and Union of British Columbia Municipalities

Dear Sir/Madam:

Re: British Columbia's Water Act Modernization Discussion Paper

As requested by John Slater, Secretary for Water Supply and Allocation, by way of correspondence dated February 24, 2010, Council reviewed the *Water Act Modernization Discussion Paper*.

The discussion paper together with Council's recommendations was received at the Council Meeting of April 27, 2010, and the following resolution was adopted:

That staff be directed to prepare a letter and submission on the Water Act Modernization inclusive of the total contents of the letter prepared for Minister Penner circulated at the April 26, 2010 Council Workshop by Councillors Ashlie and Speirs; and further

That a letter be sent to all municipalities and the UBCM, with the submission attached, requesting that they write Minister Penner asking that after the technical analysis stage, the Water Act Modernization process return to the same transparent process that the process for submissions was founded on, as defined in the District's submission.

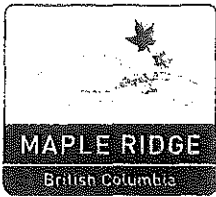
A copy of the District of Maple Ridge submission is enclosed.

Yours truly,

Ceri Marlo  
Manager of Legislative Services

/dd

Enclosure



*Deep Roots  
Greater Heights*

# BC WATER ACT MODERNIZATION

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## INPUT SUBMISSION

SUBMITTED BY

MAYOR AND COUNCIL

DISTRICT OF MAPLE RIDGE

To: Ministry of Environment  
Water Stewardship Division

Submitted via email to: [livingwatersmart@gov.bc.ca](mailto:livingwatersmart@gov.bc.ca)  
April 30, 2010





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# BC Water Act Modernization

## INPUT SUBMISSION

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### INTRODUCTION

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The District of Maple Ridge has numerous watercourses of significance that have been identified, protected, and enhanced by the District in its efforts to comply with the objectives, regulations and policies of both senior agencies and our community. The District shares some of its significant watercourses with the neighbouring municipalities of Pitt Meadows and Mission, which currently have active water licenses. Maple Ridge also has a number of aquifers that have been classified by the Province with a high vulnerability status. There are considerable numbers of groundwater wells located in Maple Ridge that are reliant on these aquifers, as well as many of our watercourses.

The importance of water resources to the community of Maple Ridge is reflected in the significant body of work that has been undertaken by the District over numerous years, elements of which have been recognized through provincial, national and regional awards. The resources dedicated to the development of information, tools and policies to protect environmentally sensitive areas is significant. Examples of these include an award-winning environmental mapping and community based information management system, and streamside protection guidelines.

According to the provincial records, the District does not have any active water licenses on file; however, water quality for both surface flows and groundwater are considered to be of utmost importance to the District and the many organizations that work with us to ensure proper stewardship of our most precious resource. You will note that throughout our submission we have emphasized the importance of focusing on both quality and quantity of water during the Water Act Modernization process.

The District of Maple Ridge has a well known historical respect for and dependency on the waterways that abound our community, to the point that local stewardship groups, such as the Alouette River Management Society (ARMS), Kanaka Education and Environmental Partnership Society (KEEPS), Alouette Valley Association (AVA), Silver Valley Association (SVA), and the CEED Centre Society have thrived and attained notable reputations for influence in the areas of stream protection and management. The District is pleased to both philosophically and financially support these organizations. For this reason, members from some of those organizations participated on the committee that formulated this submission. Also, we attach recent letters from ARMS sent to you, Minister Penner, and to the Ministry of Environment Water Stewardship Division Regional Manager, Julia Berardinucci; as we believe they make significant points that are reflective of the discussions hosted by the WAM provincial team.

We would like to compliment the WAM provincial team for their efforts in engaging members of the Province in dialogue framed by the WAM Discussion Paper. Our District was afforded an opportunity to participate in the meeting held in Vancouver on April 21, 2010 and found the comments were very much aligned with beliefs and concerns that have been raised within our community.

Before we outline our position on the document's outlined principles and options, we would first like to address three areas where we feel consideration is warranted to better assist both the process and the final outcome. These three areas of concern are: the WAM process; legislation interdependence; and implementation tools and support. A discussion of these topics follows, after which our input is provided according to the submission structure in the Discussion Paper.

Thank you in advance for the consideration of the aforementioned three points of concern, and our submission in full.

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#### **WATER ACT MODERNIZATION PROCESS**

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In regards to the process following the April 30, 2010 deadline for input submissions, we accept that time must be given for proper technical analysis of the feedback obtained from the process; however, we have strong concerns that the steps following the technical analysis do not appear to be inclusive of the public. Instead, it appears that there will be no disclosure to the public until the final public policy proposals have been drafted. It is our understanding that the technical analysis will be presented in a closed meeting structure to the government. Considering the contents of the submission to the government are the words of the public, we would expect that the public would be afforded full access to the contents of the findings.

Therefore, we strongly encourage the Province to offer a continuation of the transparency that has been a strongpoint of the process to date. Every British Columbian is affected by the health of our waterways and systems, and many work tirelessly to protect them, as evidenced by the many participants in the process to date. It would be a natural expectation that these same British Columbians continue to be involved. We trust that you will hear this from the WAM team, as it has apparently been a theme throughout the province. We thank you in advance for your consideration of this matter, as continued transparency in this process will enhance credibility of the final document.

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## INTERDEPENDENCE: THE WATER ACT AND THE FISH PROTECTION ACT

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Our second area of consideration was put forward from our stewardship organizations' representatives on our submission committee. Members of ARMS, KEEPS, and AVA were active participants of the body of work that created the Fish Protection Act and they feel strongly that this Act is a "model" Act developed from a public, inclusive process, meant to be used in conjunction with the Water Protection Act, but left without a solid link into the Water Protection Act. This is the key to environmental protection for all creatures of forest, field, and stream and would be integral to the success of the Act that you are now reviewing, as it in itself contains many of the protections and regulations that would ensure the water quality and quantity that we are striving to achieve. As mentioned, the process that enabled the Fish Protection Act was a thorough, broad, and inclusive public process that was supported by municipalities and government agencies throughout the province. Much of what resides in that Act and the regulations there under contain baselines and information that, without being implemented, will reduce the success of the Water Act Modernization process. Therefore, the District strongly recommends that the Fish Protection Act is completely enacted and interfaced with the legislation that results from the WAM process.

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## IMPLEMENTATION TOOLS AND SUPPORT

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Many of the areas of concern with the existing Water Act is a result of the dependency on the use and effectiveness of other pieces of legislation, such as the Environmental Management Act, Forest and Range Practices Act, Environmental Assessment Act, Fish Protection Act, Local Government Act, and the Public Health Act, as well as the federal level, which encompasses the Fisheries Act. Without adequate staffing levels; improved communication between all responsible parties; and improved methods of data collection and management to better carry out the defined work of all such Acts, any improvements to the Water Act will result in the same outcomes that have been experienced to date, thus negating the point of this review. (Again, we would like to emphasize consideration of implementing the Fish Protection Act in its entirety.)

This is covered off in greater detail in Goal 2 of our submission, but we would like to highlight upfront that we are concerned with an outcome that would be void of the financial wherewithal to deliver results. Therefore, the government should make every effort to ensure both the provincial and federal responsibilities in all area of water management and protection are funded accordingly. Concerns of downloading costs to the lower levels of government also give rise to concern and the ability to adequately manage the required work. Financial sustainability is paramount to the success of any new structures.

Thank you for your consideration of these three areas of concern, not specifically identified in the submission guideline. Following is our input on the principles proposed in the discussion paper, and the objectives and proposed options for each of the four goal areas.

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## PRINCIPLES

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Prior to reviewing each of the listed principles we would like to provide comment on the exclusion of related values. We believe that without a stated set of values, the principles are merely statements, as opposed to beliefs that support our values as British Columbians. As such, we would like to provide our values in this regard.

Knowing that water is intrinsic to life, yet is exhaustible and vulnerable, B.C. commits to ensuring both the quantity and quality of water will be preciously guarded for all future generations through the following values:

- a holistic approach to the efficient management, enhancement and protection of B.C.'s water
- shared responsibilities inclusive of all levels of government, local agencies and organizations—we are all stewards of the environment
- priority on environmental health for the greater good
- systems thinking as opposed to myopic
- the right to use comes with responsibilities
- disregard for the environment will have significant consequences
- clear lines of communication are integral to achieving and maintaining public confidence and overall effectiveness.

### Input specific to proposed principles

1. Too vague - This principle should speak to a commitment of continually establishing and reviewing minimum levels that are required to sustain the environment; all other uses being secondary.
2. Appropriate

3. Science should be reflective of holistic needs regarding the whole eco-system. Myopic views based on insufficient science may not serve to protect the water and the environment as a whole. Consider changing to the following:

*Science must be required to inform water resource management and decision making within a holistic framework.*

4. Would go further to state harmonized and consolidated
5. Concern about focus on investment and should be restated to reflect the advantages of a thriving water system to secondary needs for investment—at minimum it would be better if the sentence ended after...clearly defined.
6. Accepted
7. Should end after conservation
8. Accepted

We recommend an additional principle that is reflective of the following intent:

9. *B.C. water laws are accountable through measureable goals and a commitment to review the efficacy of all legislation.*

The principles, once inclusive of the above comments, need to be reflected more strongly in the objectives and subsequent options, as the principles do not appear to guide the discussion document as strongly as one would expect.

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## GOAL ONE: PROTECTING STREAM HEALTH AND AQUATIC ENVIRONMENTS

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### Objective One

We do not agree with objective 1, as it only refers to flow and the wording is not strong enough with the use of the word “considered” when referencing environmental flow needs. This objective should be reflective of both quantity and quality, which would be in line with our previous comments on a holistic approach. As well, the language needs to be strengthened to reflect the expectation that baselines for environmental flow needs will be a priority, with all other uses dispersed in strict adherence to maintaining the baseline.

Currently, licenses are issued based on current and historic water flows. Since water flows may decrease over time there should be the ability to reduce water allocations if conditions change.

The process of designating sensitive streams has stagnated and no new sensitive streams have been designated since the original 15. Many other equally important streams are under increasing pressure and need to be designated before they become moribund, or all streams should be considered sensitive.

The Federal and Provincial responsibilities must be properly delineated. Presently, there appears to be confusion as to who is responsible for changes around a stream, which, when reported, has left the public with a sense of unresponsiveness on the part of both levels of government. One agency should be designated as responsible for the overall health of the stream and that agency should have clearly defined expectations, responses, and measures in order to be held accountable for all actions—otherwise the standards and/or regulations that are implemented from this review will be of no value.

Water quality objectives **MUST** be included. This should not be a consideration but an imperative.

#### **Options for Objective One**

Our preference is for the adoption of environmental flow standards that the decision maker must adhere to with an opportunity for applicants to be able to appeal a decision if there is clear justification. Environmental flow standards should set the bar high and science should guide appeal discussions. Guidelines are too subjective and we strongly disagree with using them.

#### **Objective Two**

The same can be said for objective 2. Without clear baseline data, available water is not known and there is an element of risk to over-allocating resources to the detriment of the environment. Science- and data-driven decision making should be included in the objective, which would be more reflective of the principles. Flows may change over time; therefore, licenses issued should be reviewed periodically and if necessary adjusted to the changing conditions.

#### **Options for Objective Two**

B and C are the preferred options.

Our district would like to see more resources allocated to the task at hand to ensure that more stringent standards are required with respect to environmental flow standards. The District is in favour of supporting both these options whereby priority areas would have required water allocation plans developed by the Province and in other areas, the decision maker must consider the water allocation plan of the Province, with requirements to explain reasons for any decisions that do not follow the plan's recommendations.

### Objective Three

Objective 3 should be holistic and reflective of all species. Much of the content of the Discussion Paper is fish centric and would be better served if it was inclusive of all species dependent on the water. Many species surrounding the water are negatively affected when debris and materials are dumped into streams. Further, water that is drawn under the provision of a license must, if returned to the stream, not be contaminated, and should be quantified and tested.

#### **Options for Objective Three**

B is the preferred option, but a holistic, integrated, collaborative strategy needs to be the focus of this option. The District would like to include a prohibition against dumping of a wider range of debris and materials into streams, with a requirement for the person responsible to restore stream health.

#### **Additional Comments:**

Risk is referenced throughout this goal, yet it is not defined. When determining options involving reference to “low” and “high” risk scenarios, it would be important to define these terms. There should be no acceptance of risk to the health of both surface and ground water and all efforts should be aimed at preventing such.

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## **GOAL TWO: IMPROVING WATER GOVERNANCE**

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Residents and agriculture in Maple Ridge continue to rely heavily on wells, either as their sole water supply or in combination with the municipal water supply. All stakeholders who use or can impact groundwater should be accountable and responsible. Accountability must be strongly established for all stakeholders and the District therefore supports the shared or delegated approach as opposed to a centralized approach.

Overall, the objectives of goal two start to respond to the issues that currently impact the effectiveness of the Water Act as it stands today. We suggest the following for consideration:

- We are in strong agreement of the shared model.
- We believe that a framework for shared responsibility, with the goal of allowing the affected jurisdiction the ability to determine the degree of responsibility, as long as proof of capacity exists.
- The health of our water system requires measureable goals, especially in the area of reported abuses. A “first responders” clause with measureable response times



should be discussed and developed as part of the shared model. What gets measured gets done.

- The framework must be funded. We would be amenable to fee discussions.
- Currently there is a huge disparity in what agricultural users pay for water. Those users that have access to water licenses pay essentially nothing for their water. Those that do not have access are paying vastly higher municipal rates. Water licensees should, at the very least, pay enough to cover the costs to administer a properly run system. (An example is attached - see Schedule A.)
- If licensees were to pay a more reasonable price for the water that they use, there would be a financial incentive to invest in water conservation techniques; there would also be a more level playing field across all agricultural users.
- The final model must be a collaborative, integrated, holistic one that facilitates better lines of communication between all levels of government and their associated agencies. Preferably, we would like to see government agencies streamlined so that there is a recognizable agency taking the lead on this work in order to facilitate access to information and overall responsiveness from the government. All legislation should be streamlined and aligned to ensure seamless protection and enhancement of our water systems.
- Education should be a strong component of all plans.
- We believe in strong penalties for abuses.
- Incentives should be offered for reduced consumption—possible consideration to rebate program.

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### **GOAL THREE: INTRODUCING MORE FLEXIBILITY AND EFFICIENCY INTO THE WATER ALLOCATION SYSTEM**

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We support all of the objectives as defined in goal three, but we believe each must be founded on science and supported by improved technology.

We strongly encourage the review of all existing water licenses.

We strongly encourage the use of incentives to encourage the reduction of water needs. This is inclusive of working with existing plans and incorporating best practices in Regional Growth Strategies and Official Community Plans. Ensure plans work to reduce usage.

Environmental needs are the priority, with all other water users absorbing the requirement to adjust during periods of low flow.

### Objective One

The District recommends a combination of a number of options provided in this discussion paper to encourage better water use efficiency. This way, if water is not being used in a beneficial way as authorized, there is the potential for license cancellation. However there may be a number of other issues and inefficient practices that may require:

- Option B: codes for efficient infrastructure and practices developed in partnership with various sectors and government;
- Option C: the use of incentives and economic instruments to encourage water efficiency including penalties and bonuses, water rentals and pricing structures, as well as rebates for water reclamation
- Option D: review and update rules for the transfer and appointment of existing water rights to enable transfers for more balanced consumptive use and improve stream health
- Option F: permitted uses would be defined and allowed under the Act based on level of risk or if considered acceptable by government, defined and applied through a water allocation plan.
- Options I-N (note L is detailed below): options that encourage end users to be responsible for improved decision making and enforcement along with provincial agencies
- Option L: Technology should be deployed to monitor in real time both water usage and stream flow by each license holder. The monitoring should be paid for by the license holder and be a condition of the license. (The technology is not expensive). The data should be accessible on the web and should be accessible to all stakeholders; this is an inexpensive solution that will ensure sufficient stream flow for water withdrawal and ensure that license holders are complying with their license conditions. There may be situations where it is difficult to gather real time data and a few exceptions may have to be made but in the vast majority of cases, given the state of today's communications technology, this should be an easily accomplished goal. (Note: It has been noted by our District staff that even the current provincial MOE website is cumbersome to use and unreliable. Staff has found it crashing on them when trying to gather or send information.)
- Further comments regarding water use efficiencies are that we are in favour of a "pay for use" system.

### **Objective Two Option**

Flexibility is provided to water users and decision makers to quickly adapt to changing environmental, economic, and social conditions. The District encourages greater collaboration between government agencies and license holders using Option A guidelines. Further, as suggested in Option L above, if data is collected it will be much easier to adapt to changing conditions. Conditions will be known in real time and not when it is too late to mitigate serious situations as they occur.

We encourage a proactive, as opposed to a reactive, system.

### **Objective Three**

#### **Objective Three Option**

The District encourages the Province to consider that prioritization of water licenses should be based on priority of use; for example human consumption needs and not on FITFIR. Therefore, we support Option B—priority of use rather than FITFIR.

### **Objective Four**

The District would like Options A, B, and C considered in order to address temporary water scarcity. Using these options the decision makers can determine on a case by case basis the effects on water users and balance with environmental protection. Potentially, all users would have to reduce use on a proportional basis, and a hierarchy of priorities would be established for user needs. The focus must be to ensure the baseline that supports environmental needs is maintained.

Addressing long-term water scarcity may require a combination of E and F, but definitely we support F as a starting point.

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## **GOAL FOUR: REGULATING GROUNDWATER EXTRACTION AND USE**

---

We agree that there needs to be regulations on the use of groundwater, especially in the area of business. However, we once again strongly urge that every objective is inclusive of both quantity and quality of water discussion and focus. Greater integration is required in terms of standards for surface water quality and groundwater. Determination of extraction limits and regulations needs to be discussed further with municipalities prior to legislation being developed. We would highly recommend further consultation for this area.

In closing, once again we would like to thank you and commend you for moving forward with the Water Act Modernization process. We trust that our submission and those of our peers, organizations, agencies, and that of citizens will guide you in your work. We look forward to the next steps.

Sincerely,

---

Mayor Ernie Daykin

On behalf of the District of Maple Ridge Council

Attachments:

- Schedule A – Example of Agricultural Water License Fees
- Schedule B – Letter dated September 1, 2009 from ARMS to Regional Manager, Water Stewardship – Lower Mainland
- Schedule C – Letter dated January 27, 2010 from Mark Haddock on behalf of ARMS to Minister of Environment

## SCHEDULE A

## EXAMPLE: AGRICULTURE SECTOR WATER LICENSE COST

	<b>In Gallons</b>
<b>Cu Metre</b>	264
<b>Acre Foot</b>	325,851

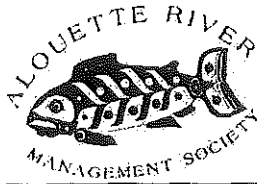
**Cost of water to GEG**                      **0.6c for 1000 cubic metres**  
**LIC 06A01**

	<b>Acre Feet</b>	<b>Gallons</b>	<b>Cu Metres</b>	<b>In 1000 Cu Metres</b>		<b>60c</b>
Irrigation	82.5	26,882,708	101,762.91	101.76	\$	61.06
Frost	832.5	271,270,958	1,026,880.26	1,026.88	\$	616.13
Flood	62.5	20,365,688	77,093.11	77.09	\$	46.26
					\$	<b>723.44</b>

**LIC 06A01 On city Water**                      **49c for 1 cubic metre**

	<b>Acre Feet</b>	<b>Gallons</b>	<b>Cu Metres</b>		<b>Current 49c</b>	<b>Proposed 65c</b>
Irrigation	82.5	26,882,708	101,762.91	\$	49,864	\$ 66,146
Frost	832.5	271,270,958	1,026,880.26	\$	503,171	\$ 667,472
Flood	62.5	20,365,688	77,093.11	\$	37,776	\$ 50,111
				\$	<b>590,811</b>	<b>\$ 783,729</b>

SCHEDULE C



24959 ALOUETTE ROAD, MAPLE RIDGE, BC V4R 1R8

Tel: 604.467.6401 Fax: 604.467.6478

[www.alouetteriver.org](http://www.alouetteriver.org)

[arms@telus.net](mailto:arms@telus.net)

September 1, 2009-\*

Julia Berardinucci  
Regional Manager  
Water Stewardship Division – Lower Mainland  
Ministry of the Environment

Dear Ms. Berardinucci,

The Alouette River Management Society has been researching on the internet, British Columbia's Ministry of the Environment (MOE) approved, conditional, and applications for licenced water withdrawals within the geographic confines of the Alouette-Pitt River drainages. More specifically, the water-bodies in question at this time are the lower Pitt River and Alouette Rivers, north and south, Sturgeon Slough, and Goose Lake. The issue revolves around the potential for gross over-abstraction of water to the detriment of fish and other aquatic resources in this watershed.

In undertaking this research, we are amazed, and shocked, by the number of registered water withdrawals for farming in the region, which was known as the Pitt Polder Corporation some years ago. Most likely, there are more licences within these watershed drainage areas, but the ones that we specifically refer to in this letter open the door to a discussion in respect to our concerns, as licences on these water bodies run into the hundreds.

This massive number of licences on the aforementioned water bodies represents a large cumulative volume of water both from an instantaneous perspective and over the period of a year. We have made earlier enquiries to the regulatory agencies in respect to water-licence withdrawals and the Ministry of Environment has admitted a lack of staffing capacity within the MOE to monitor the pertinent aspects of licence compliance. Similarly, the responsible office in the lower mainland Fisheries and Oceans Canada has been very clear with ARMS that they also do not have the staff to ensure adequate flows are left in these key salmon streams in the face of massive water withdrawals.

**The Issue:**

The growth of water-based farm industry and water allocation needs in the regional area's of Ridge/Meadows over the last several decades has been exponential. Of particular concern are withdrawals that take place in the lower reaches of the North Alouette, a stream that comprises a mean annual flow of only 2.8 cubic meters per second.

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Water may be available in this part of the North Alouette for licenced needs, however we believe that there is insufficient data to support the issuance of additional licences on the North Alouette River at this time. We understand the only data source the WSD has for the North Alouette is the Environment Canada gauge at 232<sup>nd</sup> Street. This gauge was malfunctioning and has only been operating properly for a short period of time in the spring of 2009. Since the 232<sup>nd</sup> gauge does not provide real time data and is above the tidal back-water influence zone, it would not make sense for farmers to use this gauge to determine if water can be drawn from the river. The licensing scheme as it stands, allows licensees to draw water from the river at various times of the year regardless of its level. If new licences issued were to stipulate safe water levels for withdrawals, licence holders would not have the tools available to make informed water level determinations. We therefore feel that no new licences should be issued until such a time as a reasonable plan is implemented.

#### **Farm Water Use & Allocation Plan:**

In order to properly safeguard the aquatic resources of the area, a new way of doing business must be undertaken. ARMS and the Alouette Valley Association would suggest the circumstances here provide a great opportunity to apply a new protocol for an advanced "Farm Water Use & Allocation Plan" (FWUP). The protocol includes cost-effective real-time monitoring of water diversions as well as allocation planning to allow water to be removed when it has little environmental impact to the rivers, creeks or slough from whence it may be drawn.

Our rationale for this suggestion is based on the fact that without water allocation planning in place, there is not enough water to address aquatic ecosystem requirements, as well as supply the burgeoning farm industry in this region. Whereas protocols have been developed to monitor water discharge withdrawals and proven wireless methods are in use in other jurisdictions of intense farming throughout North America to manage multi-water use issues, British Columbia, on the other hand, is frozen in an old and failing system. Licensed operators in British Columbia can take unmonitored volumes of water from streams, at flows that can already be at critical levels for fish and aquatic life. However, MOE still proceeds down this blind alley, continuing to issue water licenses without understanding or monitoring the overall cumulative effects in British Columbian streams and in particular this region it would seem.

Planning and proportioning this water volume is no small matter, recognizing that water must be allocated for fish and wildlife as well as for farming, and has not been undertaken in our area as of yet. This can only be accomplished through a new management plan and a "live" wireless monitoring systems that provides data on time and the amount of water removed, in concert with information demonstrating water availability. ARMS and our partner group, the Alouette Valley Association, conceptualize metering all industry licenced water outtakes from these aforementioned water bodies. This information could easily be sent by a wireless data platform and a

SCHEDULE C

computer link to the MOE, Water Stewardship Division, as well as anybody with the capacity to open these computerized data links recording volumes pumped, time of day and tidal conditions.

**Summary and benefits in a Water Use Allocation Plan:**

Clearly, it is time the provincial government, having issued a plethora of overlapping water licences for the burgeoning farm industry in this region, must recognize the need to monitor who gets what amount of water and when on a tidal basis. However, through our recent enquiries, we have found that MOE Water Stewardship Division have quietly thrown up their arms in surrender, and DFO is missing in action; this is no longer acceptable.

The North Alouette River, with so little water at times that we have witnessed stranded adult salmon desperately trying to reach their spawning beds upstream, requires proper management of these water withdrawals. In order to accomplish this, a new Farm Management Water Use Plan is imperative.

This Plan would also include a water quality component so when the farmer finds it necessary to pump water back off their property, they would be subject to returning the water to the receiving streams in the same quality as it was or better than before it was removed from the public domain. This information would also be accessible as a matter of public record.

We await your reply with keen interest.

Respectfully,

Geoff Clayton  
Co-Chairman

Table representative on:

Alouette Monitoring Committee – multi-agencies and public structure

Stave Monitoring Committee ---- multi-agencies and public structure

Pitt River & Area Watershed Network (Upper Pitt Coalition) – public structure

President of ARMS and table stakeholder in the first B.C. Water Use Plan on the Alouette River/Reservoir, developed for BC Hydro (1996) and the Water Comptrollers Office.



SCHEDULE C

**Mark Haddock**

Barrister & Solicitor

24590 - 87<sup>th</sup> Avenue

Mailing Address: PO Box 1263

Fort Langley, BC Canada V1M 2S7

Tel: 604-882-0264 Fax: 604-888-0216

Email: [mhaddock@shaw.ca](mailto:mhaddock@shaw.ca)

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January 27, 2010

Honourable Barry Penner  
Minister of Environment  
PO BOX 9047 STN PROV GOVT  
VICTORIA BC  
V8W 9E2

Dear Minister Penner:

**RE: NORTH ALOUETTE RIVER**

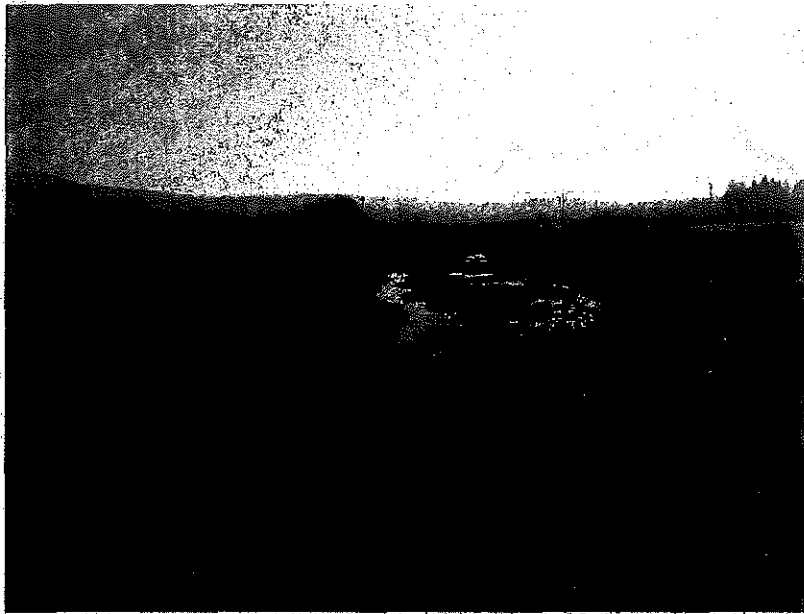
I am writing on behalf of my client the Alouette River Management Society (ARMS) respecting water management and licensing of the North Alouette River in Pitt Meadows and Maple Ridge. As you are aware from past correspondence, ARMS is very concerned about enforcement of the *Water Act* and water management and licensing issues on the North Alouette River and Sturgeon Slough (including 13 pending applications by various related numbered companies). An investigation of fish kills and alleged *Water Act* violations in June 2009 is under way and ARMS is awaiting the results of that investigation and enforcement action.

However, it is clear that the problems on the North Alouette are not isolated to that incident but are recurring problems. I include below what I hope you will agree are some rather stunning photos from November 2006 which show the vast majority of this river being diverted to fields, presumably for cranberry production, resulting in further fish kills. I do not know whether your ministry investigated this event (although I am advised that ARMS reported it) or whether it was even contrary to the water licence of the perpetrator. This is because the water licences on the North Alouette do not specify the conditions necessary to maintain water for fish, aquatic species and other ecosystem needs (such as Blaney Bog). For example, the licences completely fail to place meaningful timing restrictions on water use, other than a specified total volume over an extended time frame. The licences were written decades ago and do not adequately provide for the current water management issues on the river.

ARMS has concluded that the solution to ongoing compliance and water allocation problems on the North Alouette is proper water planning that is proactive and addresses minimum in-stream flow requirements for aquatic species, based on sound science, data and the local knowledge of those who are intimately familiar with the river on a near daily basis. The purpose of this letter is to seek your commitment to such water planning and proper enforcement of the *Water Act* prior to any additional water licence allocations on the North Alouette and nearby Sturgeon Slough.

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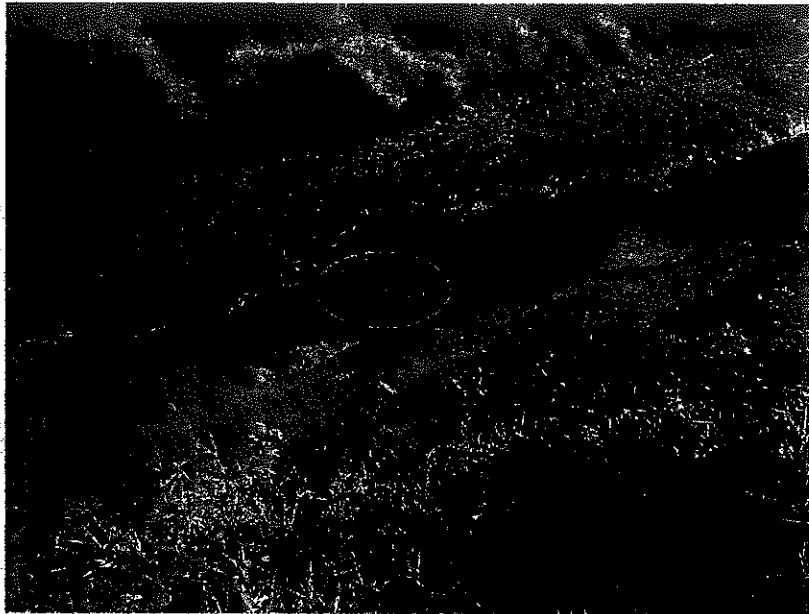
North Alouette nearly sucked dry, November 2006.



The North Alouette water was being diverted to this pump. ARMS does not know whether this side channel was excavated under a permit, but reported it to MOE.

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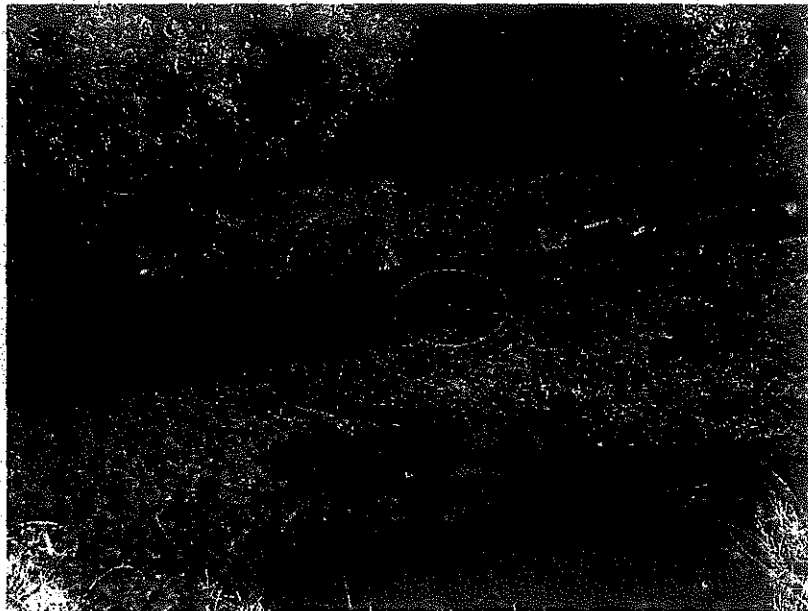
A struggling salmon, North Alouette, November 2006



A dead salmon, North Alouette, November 2006. ARMS rarely finds salmon carcasses in this reach of the river as the spawning reaches are a considerable distance upstream.

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Another dead salmon, November 2006.



Another view of the almost completely dewatered main stem of the North Alouette.  
Normally this entire river channel would be watered.

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The reason for writing to you as minister is that it appears from discussions with staff of your ministry including the Comptroller of Water Rights that many agree that water allocation or management planning is desirable for areas like the North Alouette and Sturgeon Slough, but that the main problem is a lack of resources (please refer to newspaper articles at Tab 2). ARMS proposed solutions such as this in September 1, 2009 to the Regional Manager of Water Stewardship, but has not had the courtesy of a reply to date – 5 months after it was sent (copy of letter attached at Tab 1).

Additionally troubling to the lack of response is that it appears that decisions are being made to process the 13 water licence applications by the Lower Mainland regional office before proper planning for the North Alouette has taken place and without the benefit of local knowledge of the issues, including herbicide-related and ground water issues associated with cranberry farming. The person in your ministry who is processing the applications advised me that he was unaware of ARMS' letter of September 1, yet did not want a copy because it was addressed to his superior. Clearly, there seem to be communications and/or filing system issues in the Surrey office that need to be fixed. This is remarkable given all of the press that this issue has received, and your assurances in correspondence to ARMS dated July 27, 2009.

The water planning that ARMS is recommending as a viable solution need not be an onerous, burdensome exercise as the issues are relatively straight-forward. It should include stakeholders such as ARMS, consistent with the principles your ministry advocates on its website and in its Living Water Smart and other publications. ARMS has been informed by DFO that it is willing to participate in such a water planning exercise providing that your ministry is involved. Failing to do this planning in advance is tantamount to allowing cranberry growers to dictate water stewardship policy by expanding their water intensive crops and daring government to refuse the licences.

ARMS is a volunteer organization dedicated to the protection and enhancement of the Alouette River watershed. It has a long history of productive, cooperative engagement in water use planning on the South Alouette with BC Hydro and other stakeholders (ARMS notes that your ministry requires water planning of BC Hydro on the South Alouette). Its members have demonstrated sophisticated understanding of the issues affecting the watershed. Since 1996, ARMS has become involved in almost all aspects of watershed stewardship, including education, inventory and monitoring, habitat restoration and the protection of aquatic habitat. It is responsible for the return of sockeye salmon to the Alouette River. In short, ARMS is exactly the type of organization that your ministry should highly appreciate for the services it provides that further the stated aims of your ministry.<sup>1</sup>

Although I am not representing them, my understanding is that some local riparian owners on the North Alouette including members of the Alouette Valley Association are also willing and able to contribute to constructive, proactive, solutions-seeking water planning in a manner that will ensure environmental values are addressed before any further water licences are issued. As riparian owners, they are aware of their standing under the *Water Act* to appeal water licence decisions to the Environmental Appeal

<sup>1</sup> Please see the ARMS website at [www.alouetteriver.org](http://www.alouetteriver.org) to appreciate the breadth of the organization's projects and community engagement.

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Board (EAB), which can be time-consuming and costly for all. As your ministry has noted on many occasions, it is far better to plan ahead with local stakeholders to address issues before problems arise and avoid litigation before the EAB.

For example, the Strategic Plan of the Water Stewardship Division states as follows:

**Collaboration**

Achieving shared stewardship will only happen through working in partnership with communities, industry, First Nations, the public and other agencies in the pursuit of sustainable, long-term solutions.

**Accountability and Commitment**

We strive for accountability in everything we do as individuals and as a Division.

**Client Focus**

We strive to identify and develop ways to continuously improve client service. This means fostering positive relationships with our clients – the citizens, organizations and businesses of British Columbia. It also means discovering the best ways to meet client needs through responsive people, programs, policies, legislation, decision making and information systems.

**Stewardship**

We subscribe to an ethic by which people care for and are responsible for the sustainability of water and aquatic ecosystems. Water Stewardship places a priority on partnerships, capacity building and a greater role for all British Columbians.

**Sustainable:** Sustainable stewardship involves using and protecting water in ways that meet both human and ecosystem needs now and in the future. WSD pursues this goal by developing effective legislation and policies and through sound water allocation, planning, and outreach. Effective data collection and characterization are critical enablers and scientific analysis and interpretation are integrated into all our activities.

**Goal 2:**

**Objective 2.1**

Integrated water governance and planning that foster healthy ecosystems and sustainable use:

**Strategy 2.1.1:** Improve key legislation, regulations and policies to protect ecological values, involve communities, and provide incentives to be water efficient

**Strategy 2.1.2:** Act as a catalyst and support locally-led water planning

**Strategy 2.2.1:**

- Ensure water allocation decisions are timely, equitable, flexible and encourage efficient use

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- Ensuring that we effectively fulfill our role as the water licensing and approval body for the Province is a central goal of this strategic plan. Water licensing activities must be informed and backed by adequate science and analysis and consider the needs and demands of other water users, First Nations, and stakeholders who depend on the same water system. These processes must also evolve to accommodate new applications while maintaining the integrity of aquatic ecosystems. We seek to minimize the potential for user conflicts, Environmental Appeal Board hearings, and other challenges to our decisions through the use of transparent, science-based processes.

**Strategy 2.2.3**

- Integrate aquatic and riparian ecosystem health into decision making
- Ensuring healthy aquatic ecosystem function is a goal of every strategy within this plan. Ecosystems support strong and productive fish and wildlife populations and provide reliable drinking water sources. We will also develop mechanisms to reduce water use, when required, to maintain aquatic ecosystem health (for example, during times of drought).

**Objective 3.2**

Water stewardship is integrated into the decisions and actions of other agencies and entities

- **Strategy 3.2.1:** Participate effectively in multi-party policy making that affects the water resource.

**From page 18:**

Effective planning is critical to maintaining the integrity of the resource, both in terms of quality and quantity. A strong planning framework allows us to make appropriate water allocation decisions. It also contributes to our goal of protecting both groundwater and surface water for drinking and aquatic habitat.

**Desired Results**

The successful delivery of this objective will result in the following:

- High public confidence in government as an effective water steward.
- A holistic, science-based and equitable water allocation system.
- Balanced and effective management of both surface water and groundwater resources, including management of cumulative impacts.
- Legislation recognizes instream flow requirements for ecosystems and species.
- Water use and development activities are planned in a way that growth does not exceed natural capacity or water supply.
- Communities, First Nations, stakeholders, the private sector and experts are engaged in effective planning.

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**Activities:**

Support and participate in locally-led watershed and water management planning, focusing efforts on priority areas (e.g., locations with water shortages, user conflicts, aquifers under threat, flood control concerns, or pressing threats to ecosystem health).

Lead development and updating of Water Allocation Plans in appropriate watersheds around the province.

It is difficult to see how these Strategic Plan goals and objectives are being met for the North Alouette and nearby watersheds. However, it also seems clear that all ARMS is asking for is implementation of Ministry policy on matters that are already in its approved Strategic Plan.

These plans do exist in some parts of the province. A search of your ministry's website shows numerous water allocation and management plans that address very similar issues that ARMS is raising for the North Alouette, particularly on Vancouver Island where regional policy indicates that "The region shall be subdivided into watershed areas and a water allocation plan shall be prepared for each watershed area. Water licence decisions will be made in accordance with approved plans."

Some 23 water allocation plans and 3 water management plans have been prepared to implement this policy. The justification and rationale for this type of planning is stated in the plans to be:

1. Water Management's position on water allocation decisions is available to applicants and public.
1. Response time is reduced.
2. Eliminates the need for individual studies and reports on each application.
3. Consistency of decisions are improved.
4. Specific allocation directions and decisions are defined.
5. Plans are more comprehensive.
6. Eliminates the need for referrals on individual applications.

It would appear that this rationale is as applicable today as when these plans were prepared.

**Conclusion:**

I would like to summarize the requests ARMS is making of you as minister and would kindly ask you for a response:

1. Please make a commitment to water allocation or management planning for the North Alouette, Sturgeon Slough and Pitt Polder catchment area before any further licensing decisions are made by the Comptroller of Water Rights. This commitment should include the assurance that the necessary resources are or will be available to the Water Stewardship Division to carry out the studies and field monitoring necessary to make sound planning and licensing decisions, and should also include consultation with local stakeholders such as ARMS. If



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regional staff do not have time to do this, there are qualified professionals outside of the ministry that could carry this out, perhaps including former/retired Water Stewardship Division employees;

2. Given the past levels of non-compliance on the North Alouette River, please make a commitment that there will be no further processing of water licence applications until the alleged infractions of June 2009 are fully investigated and, if warranted, Crown counsel has prosecuted the charges. On the assumption that the subject of the investigation is closely connected to the numbered companies that have made these 13 applications, neither the Comptroller of Water Rights nor licensing staff of the Water Stewardship Division should take any steps on the applications until the legal compliance issues are determined. At the very least, it seems that the Water Stewardship Division itself should know the full circumstances and whether the applicant or closely related corporate entity is guilty of any offences before considering whether to issue further licences, and if so, on what terms and conditions. In addition, no decisions should be made that might preclude creative sentencing options the court might wish to consider under section 95 of the *Water Act* if the matter is successfully prosecuted.

Thank you for your time and consideration of this matter.

Yours truly,

Original signed by:

Mark Haddock

c.c. Glen Davidson, Comptroller of Water Rights  
Julia Berardinucci, Regional Manager, WSD, Lower Mainland Region





## ***MEMBER NOTICE***

**TO: Mayor and Council  
Chair and Regional District Board  
Administrator**

**FROM: UBCM Secretariat**

**DATE: May 11, 2010**

**RE: CHANGES TO LIQUOR LICENSING POLICY**

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The province on April 29, 2010 introduced Bill 20: The Miscellaneous Statutes Amendment Act No. 3. The legislation contains amendments to the Liquor Control and Licensing Act which may affect local government. UBCM is writing to make you aware that changes are being proposed to provincial liquor licensing policy and to get your feedback on the issues identified in the legislation. We look forward to your comments and will be forwarding this information to the province.

A number of the legislative changes introduced appear to place limitations on the need to consult with local government over certain types of liquor licensing provisions. The potential impact of the changes and how it might limit local government input into the liquor licensing process is not known as UBCM was not consulted about any of the changes. We have written the province setting out our concerns regarding the failure to consult with local government on the legislative changes.

The Community Charter outlines the principles of municipal-provincial relations and states that consultation is needed on matters of mutual interest and that local government be provided an opportunity to comment on the changes that are being proposed. In the case of the legislative amendments to the Liquor Control and Licensing Act the consultation requirements outlined in the Charter were not met.

Outlined below is a summary of some of the changes proposed to the Liquor Control and Licensing Act in Bill 20:

**Major public safety initiatives:**

- Clarify statutory authority to assess the personal suitability of anyone involved in the control or management of a licensed establishment to minimize risk of criminal/gang infiltration – currently in place through branch policy
- Allow the LCLB general manager to temporarily suspend liquor licences for up to 14 days without a hearing in extraordinary circumstances
- Allow the LCLB and police to hire minors to help monitor whether licensees are complying with ID checking rules – minors would be under supervision and not allowed to consume alcohol
- Clarify that it is illegal to have open liquor in public
- Provisions for greater control over who may obtain a special occasion licence and where the event may be held, and for holding special occasion licence holders accountable for infractions such as intoxication and service to minors.
- Provision to licence rural agency, manufacturer and private wine stores and hold them to the same compliance and enforcement rules as other private liquor retail outlets

**Streamlining, good governance and deregulation initiatives:**

- Allow for seniors' care homes to serve liquor to residents and their guests – liquor service is currently restricted to residents
- Provision to simplify the process for local government/First Nation input on low risk liquor-primary licence applications (e.g., small capacity lounges)
- Allow the LCLB general manager to reinstate a licence if it is renewed after the expiry date
- Provision to permit financial relationships between liquor manufacturers and licensees (except for UBrews/UVins)
- Provision to modernize trade practice relationships between liquor manufacturers and licensees
- Transfer the club licence provisions from the Act to the Regulations
- Consolidate all gaming regulations within the Gaming Act, to be regulated by the Gaming Policy and Enforcement Branch
- Provision to allow liquor manufacturers and agents to donate liquor to charity special occasion licence events
- Allow all licensees to support and sponsor community activities and events – currently only liquor manufacturers may sponsor events
- Add herbal remedies containing alcohol to the list of products that may be exempted from the Liquor Control and Licensing Act
- Allow licensees to pre-mix drinks
- Provision to amend the process for bringing in small amounts of alcohol into BC from elsewhere in Canada for personal use

- Clarify that agents may not sell to the public or to licensees, but may sell to Liquor Distribution Branch (LDB)
- Allow the LDB general manager (rather than minister) to decide how forfeited liquor will be disposed
- Repeal redundant provisions about reporting the value of seized liquor to the Minister of Finance
- Eliminate the requirement that police notify the LCLB general manager in writing whenever they seize liquor
- Provision to allow certain rural agency stores in remote areas to sell to licensees as is presently permitted under their appointment

The two changes that would affect local government directly are proposed in:

*Section 120: [Liquor Control and Licensing Act, section 11.3] deletes the requirement for consultation with local governments or first nations on renewal of a prescribed class or category of licence.*

*Section 120: [Liquor Control and Licensing Act, section 11.31] allows regulations to exempt certain classes of licences, establishments or licensed establishments from requirements to consult with local governments and first nations and allows for regulations to provide an alternative process for consultation in that case.*

UBCM has written the province outlining our concerns regarding their failure to consult on the proposed changes to the Liquor Control and Licensing Act. We would appreciate any comments your community may have on the legislative changes.

UBCM is looking to sharing your concerns about this matter with the Minister. We are also considering re-establishing a Liquor Licensing Working Group to discuss these changes and other liquor licensing issues of concern to local government with the Liquor Control and Licensing Branch.

Please contact Ken Vance, Senior Policy Advisor if you have any questions (Ph: 604-270-8226 Ex.114; e-mail: kvance@ubcm.ca).





## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** 04 May 2010

**FROM:** Ted Tisdale,  
Interim Chief Administrative Officer **FILE:** 3320-20

**SUBJECT:** Executive Hotel – Strata Conversion

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#### **ISSUE:**

The Executive Hotel has requested Council's consideration to approve a Strata Conversion of 88 hotel rooms.

#### **BACKGROUND:**

The Executive Hotel initially made an application to convert the hotel into a "Strata Hotel" in April 2008.

In June 2008, Council passed a resolution of non-support to the conversion of the Executive Hotel. Again in January 2009 the Executive Hotel submitted an application for strata conversion.

In October 2009 the Chief Administrative Officer requested that the Executive Hotel provide reports assessing the capability and compliance to Health and Safety issues and Village Bylaws.

November 2009, the Chief Administrative Officer provided a report to Council with a recommendation that staff prepare a certification of approval under the *Strata Property Act* subject to receiving confirmation as to the expected life of the building, projected maintenance costs, compliance to applicable codes, current Zoning Bylaw and Development Permit and guidelines. Council subsequently referred the matter to the Committee of the Whole.

The owner appeared as delegate at the November 2009 Committee of the Whole, and requested Council's approval in reference to the conversion. Council declined to provide approval in principle and directed the owner to work with staff to address the

issues associated with the proposed strata conversion. The owner was advised that Council would subsequently consider the recommendation in the staff report.

The owner retained SAAR architect to coordinate a review of the Hotel with the intent to determine if it would satisfy the conditions of the *Strata Property Act*.

The review of the Hotel indicated that improvements would be required under part 3 and 9 of the Building Code, although they were not quantified at this time.

In addition the architect determined that the building does not meet current Bylaw requirements. Specifically the floor area ratio (density) is 3.26 where the maximum allowance is 1.5; secondly the second storey setbacks are not met: 3.6 meters are required above the first floor; and thirdly parking requirements are not satisfied, it requires 100 stalls but currently only 62 are provided.

Under the Property Strata Act Section 242 Council is the approving authority for strata conversion, and must consider the following:

1. The priority of rental accommodation over privately owned housing in the area.
2. Relocation of occupants
3. The life expectancy of the building
4. Projected major increases in maintenance costs
5. Other matters it considers relevant.

Section 242(5) of the *Strata Property Act* states "the approving authority must not approve a strata plan unless the building subsequently complies with (a) the Bylaws of the municipality... and the (b) British Columbia Building Code..."

In consultation with the Planning Consultant it was determined, in view of the foregoing, it appears that the Executive Hotel strata conversion would not substantially comply with Village Bylaws. The report from SAAR Architects is attached.

Mr. Malik is of the opinion that he has been encouraged by the previous 3 Chief Administrative Officers and considered he had their support. A review of the file indicated that their recommendation for approval of the strata conversion was subject to specific conditions. Council as the approving authority not only refused to endorse the application in 2008, but denied approval in principle in 2009.

#### **OPTIONS:**

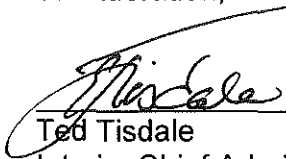
1. Council can deny the application on the basis that the strata conversion does not substantially comply with the Village Bylaws.
2. Defer taking action and direct staff to bring forward the necessary Bylaw amendments and subsequently approve the application.



**RECOMMENDATION:**

THAT Council, after due consideration of the requirements of Section 242 of the *Strata Property Act*, decline to approve the application from the Executive Hotel for a strata conversion.

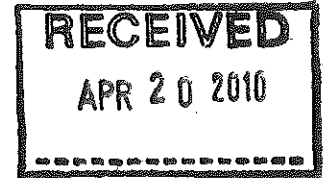
Respectfully submitted for your  
consideration;

  
\_\_\_\_\_  
Ted Tisdale  
Interim Chief Administrative Officer

S:\00 Electronic Filing\3000 - 3699 LAND ADMINISTRATION\3320 SUB DIVISION & SUB DIVISION  
CONTROL\2010.05.04 - Executive Hotel - Strata Conversion.doc

19 April 2010

Mr. Malik  
c/o Papillon Eastern Imports Ltd.  
Suite 402 - 1028 Hamilton Street  
Vancouver BC V6B 2R9



Dear Mr. Malik:

re Executive Hotel  
174 Lillooet Avenue  
Harrison Hot Springs

You engaged us to coordinate an analysis of the current condition of the hotel with respect to assessments requested by the Village of Harrison Hot Springs in conjunction with your application to gain approval to convert the building into a strata corporation under the Strata Property Act of British Columbia. Four types of assessment have been done:

1. Conformance to current Village of Harrison Hot Springs Zoning, OCP and Design Guidelines.
2. Conformance to Part 4 of the current BC Building Code relating to structural design.
3. Conformance to Part 3 of the current BC Building Code relating to life safety and disabled accessibility.
4. Condition of the existing building envelope.

**Conformance to current Village of Harrison Hot Springs Zoning, OCP and Design Guidelines**

We undertook a review of the current zoning and planning documents provided by the Village on their website.

The hotel was originally designed to Zoning Bylaw 587-1993, OCP Bylaw 622-1994 and Parking and Loading Bylaw 587-1993. All these bylaws have been revised since.

The hotel appears to conform to the current zoning requirements except for the following items:

- FAR is exceeded: maximum allowed is 1.5; actual is 3.26
- second storey setbacks are exceeded: 3.6 M. required above first storey at the front and interior sides; no actual setbacks provided.
- parking requirement not met: approximately 100 stalls required under the new bylaw; 62 provided

The hotel does conform to many of the OCP and Design Guideline recommendations, but not to all, notably the upper floor setbacks. The hotel is built almost to all propertylines, making changes to its massing impractical. There is some opportunity to change the facade treatment but this is also limited by the proximity of the propertylines to the existing faces. Unless easements are provided, any new facings could not project over the propertylines. Repainting the building would be the most practical and cost-effective way of upgrading its appearance.

#### **Conformance to Part 4 of the current BC Building Code relating to structural design.**

PJB Engineering Ltd. were engaged to do this assessment. I refer you to their report dated 26 February 2010 attached and specifically the Conclusion on the second page. They advise that the building appears to be in conformance with the current code with respect to the structural design except for seismic provisions. The building code has upgraded seismic requirements since 1992. PJB advises that upgrading to current code would require additional plywood to the corridor shear walls on Levels 2 to 4 of the building.

#### **Conformance to Part 3 of the current BC Building Code relating to life safety and disabled accessibility**

Pioneer Engineering Consultants Ltd. were engaged for this work. Their report dated 16 April 2010 is attached. I refer you to Page 31 of the report and Sections 11, 12 and 13 which summarize the state of compliance and work required for compliance. This list consists of relatively minor items which require correction, maintenance, upgrading or further review. Note that while we were previously advised by Pioneer that additional standpipes would be required, they have since rescinded their preliminary conclusion in this regard.

#### **Condition of the existing building envelope.**

This review was undertaken by Spratt Emanuel who were the original building envelope consultants for the project when it was originally built in 1997. I refer you to page 11 of the report and specifically to Section 6 for Conclusions and Recommendations. Spratt

Emanuel preface their list of items by noting that while the building is in need of repair and maintenance it "...is in relatively good condition in comparison with other similarly aged buildings." They suggest replacing or repairing the granite tile, recaulking joints, resealing the stucco as well as doing various repairs.

I trust that this satisfies the requirements of the Village for information about the building and is sufficient for you to proceed with the process of turning this property into a strata corporation. Please advise if any clarification is required or if anything further is needed

sincerely,

A handwritten signature in black ink, appearing to read 'Matti Saar', with a stylized, cursive script.

Matti Saar  
MAIBC, MRAIC  
**M. Saar Architecture**

12009

Date: 10-May-2010      TITLE SEARCH PRINT      Time: 08:27:23  
 Requestor: (PB53475)      VILLAGE OF HARRISON HOT SPRINGS      Page 001 of 002  
 Folio: 164052298      TITLE - BK31912

NEW WESTMINSTER LAND TITLE OFFICE      TITLE NO: BK31912  
    FROM TITLE NO: BJ375798

APPLICATION FOR REGISTRATION RECEIVED ON: 01 FEBRUARY, 1996  
    ENTERED: 13 FEBRUARY, 1996

REGISTERED OWNER IN FEE SIMPLE:  
 KHALSA DEVELOPMENTS LTD., INC.NO. 423981  
 1030 HAMILTON STREET  
 VANCOUVER, BC  
 V6B 2R9

TAXATION AUTHORITY:  
 VILLAGE OF HARRISON HOT SPRINGS

DESCRIPTION OF LAND:  
 PARCEL IDENTIFIER: 023-296-518  
 PARCEL 1 SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN  
 NEW WESTMINSTER DISTRICT PLAN LMP26379

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
 ACT, SEE BK155543

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
 ACT, SEE BK155544

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE  
 CHARGE NUMBER      DATE      TIME

COVENANT

BK98294      1996-04-04      11:40  
 REGISTERED OWNER OF CHARGE:  
 VILLAGE OF HARRISON HOT SPRINGS  
 BK98294  
 REMARKS: INTER ALIA  
                  L.T.A. SSECTION 215

COVENANT

BK138895      1996-05-09      09:41  
 REGISTERED OWNER OF CHARGE:  
 THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS  
 BK138895  
 REMARKS: SECTION 215 L.T.A.

COVENANT

BK138896      1996-05-09      09:41  
 REGISTERED OWNER OF CHARGE:  
 THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS  
 BK138896  
 REMARKS: SECTION 215 L.T.A.  
                  MODIFIED BY CA563092

COVENANT

Date: 10-May-2010                      TITLE SEARCH PRINT                      Time: 08:27:23  
Requestor: (PB53475)                  VILLAGE OF HARRISON HOT SPRINGS                  Page 002 of 002  
Folio: 164052298                      TITLE - BK31912

BK138897      1996-05-09   09:41  
REGISTERED OWNER OF CHARGE:  
THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS  
BK138897  
REMARKS: SECTION 215 L.T.A.

STATUTORY RIGHT OF WAY  
BK138898      1996-05-09   09:42  
REGISTERED OWNER OF CHARGE:  
THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS  
BK138898

MORTGAGE  
BK390740      1996-12-04   11:44  
REGISTERED OWNER OF CHARGE:  
BUSINESS DEVELOPMENT BANK OF CANADA  
BK390740  
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS  
BK390741      1996-12-04   11:44  
REGISTERED OWNER OF CHARGE:  
BUSINESS DEVELOPMENT BANK OF CANADA  
BK390741  
REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** May 10, 2010

**FROM:** Andre Isakov, Community and  
Economic Development Officer

**FILE:** 5360/5380

**SUBJECT:** Questions Related to the Closure of the Green Waste Site

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#### BACKGROUND:

The operation of the Village of Harrison Hot Spring's Green Waste Site (corner of Poplar Street and Miami River Drive) is becoming increasingly expensive. The cost of operating the Green Waste Site is thought to be high as a result of extensive dumping by non-residents which has rendered the program expensive to maintain in its current state. At the April 8, 2010 Special Council Meeting the motion carried authorizing the closure of the Green Waste Facility effective May 31, 2010. At that same meeting, the motion carried charging the issue of green waste to be discussed at the next Joint Council meeting with the District of Kent.

Since the April 8, 2010 Special Council Meeting the staff have requested and received the preliminary results to the green waste related questions from the Community Needs Assessment Survey from Jennifer Wilson Consultants Ltd (Attachment 1). The survey provides insight into the usage rates and the overall views of the community on the Green Waste Site and green waste management.

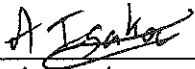
The staff is currently working to organize an "open house" to provide residents with more information on the current situation with green waste management in the Village and to seek input as to the green waste alternatives within the Village. This open house will take place at 7 pm on May 19, 2010 in the Memorial Hall.

**RECOMMENDATION:**

**THAT** Council receive further information and public input regarding the Green Waste Site and green waste management via:

- the Community Needs Assessment survey outcomes
- input from the green waste management "open house" on May 19, 2010

Respectfully submitted for your consideration;



---

Andre Isakov  
Community and Economic Development Officer

**Attachments:**

1. Community Needs Assessment Survey Preliminary Green Waste Results.



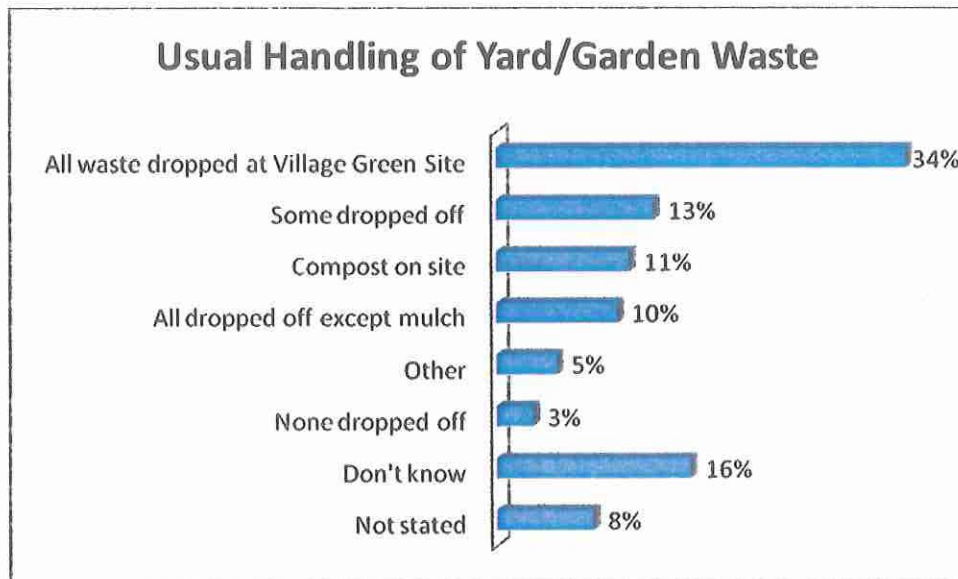
## Village of Harrison Hot Springs Needs Assessment Survey Green Waste Preliminary Results

### Methods of Disposing of Green Waste

#### B5a. Which best describes what you or your gardening service usually does with yard or garden waste produced at your home or building in Harrison?

Survey respondents were asked the usual method of dealing with yard and garden waste produced at their home. A third (34%) said all yard and garden waste was dropped off at the Village Green Waste site, and one in ten said all was dropped off except green waste used for mulch. Thus, 44% are using the Village Green Waste site for all of their yard and garden waste except materials kept for mulching purposes.

An additional 13% said some of their yard and garden waste was dropped off, resulting in a total of 57% who are using the Village Green waste site for at least some of their yard and garden waste.



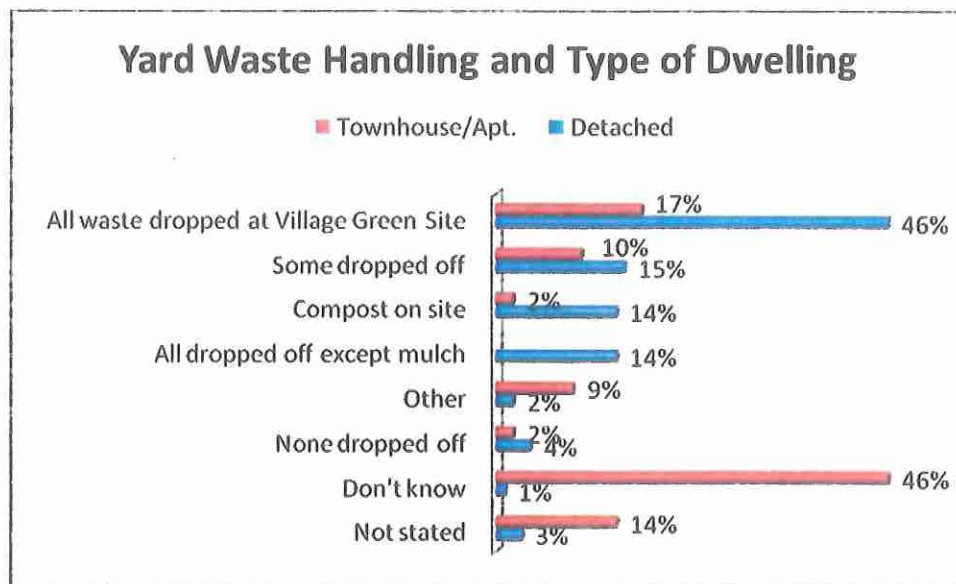
- Residents who live in detached homes were more likely than those who live in multi-family dwellings to use the Village Green Waste site for their yard and garden waste and less likely to say they don't know what happens to yard and garden waste.

46% of those who live in multi-family dwellings said they don't know what happens to yard and garden waste in comparison with only 1% of those who live in detached dwellings.

46% of those who live in detached homes said they drop off all yard and garden waste and another 14% said they drop off all except waste kept for mulching, resulting in a total of 61% who use the Village Green waste site for all of their disposable yard and garden waste. Another 15% drop off some green waste for a total of 76% of those who live in detached homes using the Village Green Waste site for at least some of their green waste.

Only 17% of those who live in homes in multi-family buildings said all green waste is dropped off at the Village site and none said all is dropped off except materials kept for mulching. 10% said some green waste is dropped off, yielding a total of 27% of those living in multi-family dwellings using the Village Green Waste site for at least some of their yard and garden waste.

A larger percentage of those who live in detached dwellings said green waste is composted on site at their home (14%) as compared with those who live in multi-family buildings (2%).



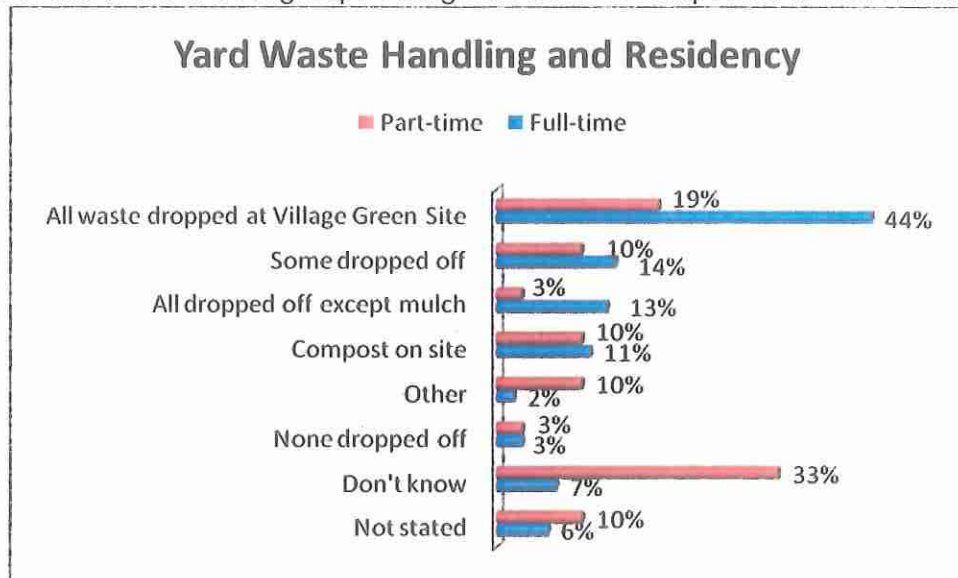
- Residents who live in Harrison Hot Springs full-time were more likely than those who live in the Village part-time to use the Village Green Waste site for their yard and garden waste and less likely to say they don't know what happens to yard and garden waste.

33% of part-time residents said they don't know what happens to yard and garden waste in comparison with only 7% of full-time residents.

44% of full-time residents said they drop off all yard and garden waste and another 13% said they drop off all except waste kept for mulching, resulting in a total of 57% who use the Village Green waste site for all of their disposable yard and garden waste. Another 14% drop off some green waste for a total of 71% of full-time residents using the Village Green Waste site for at least some of their green waste.

Only 19% of part-time residents said all green waste is dropped off at the Village site and another 3% said all is dropped off except materials kept for mulching for a total of 23% who use the Village Green waste site for all of their disposable yard and garden waste. 10% said some green waste is dropped off, yielding a total of 33% of part-time residents using the Village Green Waste site for at least some of their yard and garden waste.

About one in ten of both groups said green waste is composted at their home.



The two most frequently mentioned types of responses in “other” were I or we have no yard or garden and I live in a condo/gardener takes care of green waste.

## Reasons Why Green Waste Not Taken to Village Drop-off Site

### B5b. What are the main reasons your yard or garden waste/more of your yard or garden waste is not taken to the Village's Green Waste site?

The most frequently cited reasons for not using the Village Green Waste site for some or all yard and garden waste produced at their homes was the limited open hours of the disposal site and not having an appropriate vehicle for transporting material to the drop-off site.

The most frequently mentioned reason for not taking green waste or more yard and garden waste to the Village Green Waste site was limited open hours. Following in frequency of mention were lack of appropriate means for transporting green waste, gardening service's responsibility, live in a condo, no or very little green waste, and inconvenient/too much trouble.

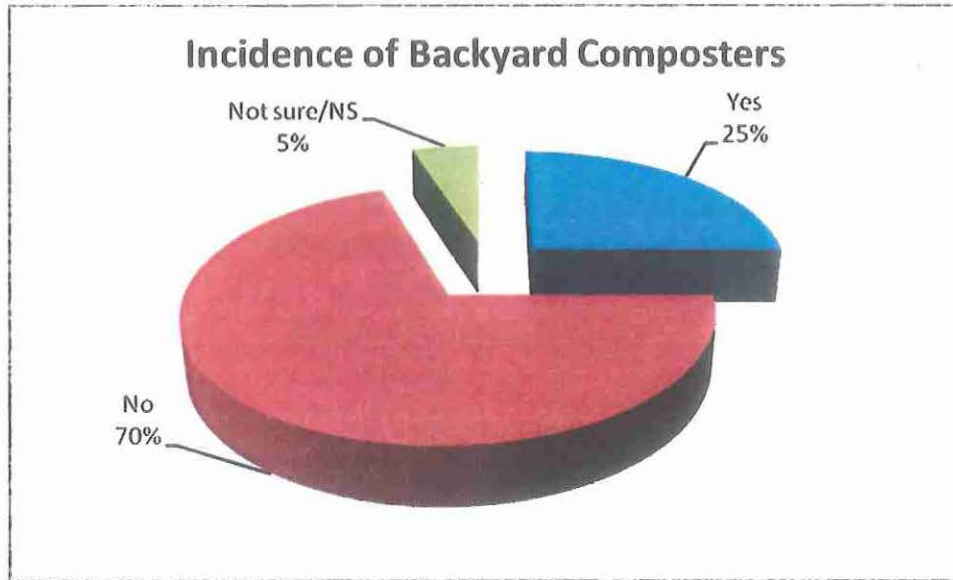
## Level of Use of Backyard Composters

### B6a. Does your household or building have a backyard composter for kitchen waste?



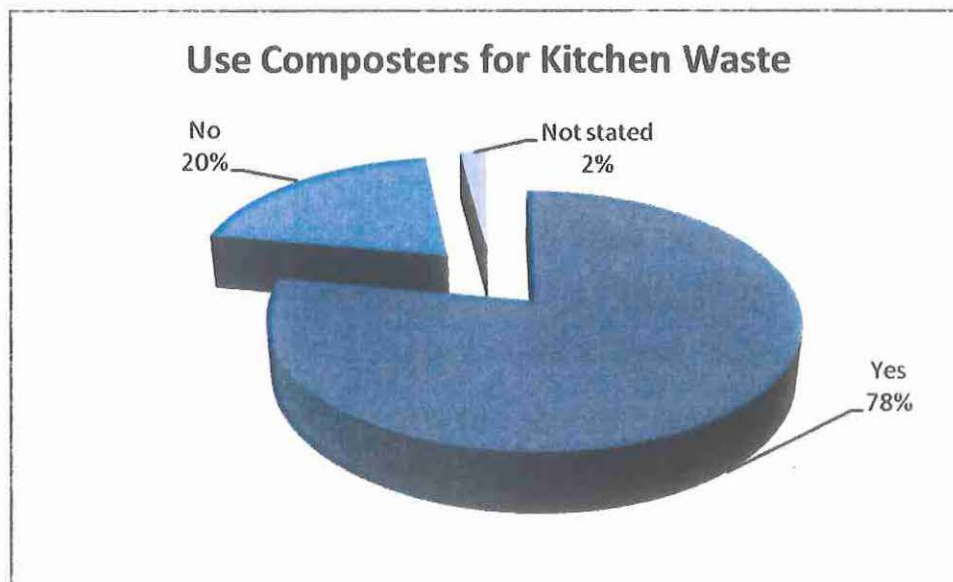
A quarter of survey respondents (25%) said they have a backyard composter for kitchen waste.

- Full-time residents were more likely (29%) than part-time residents (17%) to have a backyard composter.
- Those who live in detached homes were more likely (34%) to have a backyard composter than those who live in other types of homes (4%).



**B6b. Do you use it for most or all of your kitchen waste?**

A majority of survey respondents who have backyard composters also say they use them for all or most of their kitchen waste (78%).



**B6c. What is your main reason for not using your backyard composter for more of your kitchen waste?**

The main reasons for not using backyard composters for kitchen waste were that they attract rodents and other animals and use a garburator.

**Reactions to Possible Ways of Disposing of Kitchen Waste**

**B6d. It has been estimated that food or kitchen waste makes up a significant portion of the garbage stream. As a way of reducing and reusing kitchen and some yard and garden waste, the Village could provide a curbside collection service, a drop-off site for compostable kitchen waste, or make backyard composters available for purchase at a reduced price. How likely are you to reduce kitchen waste if it were possible to:**

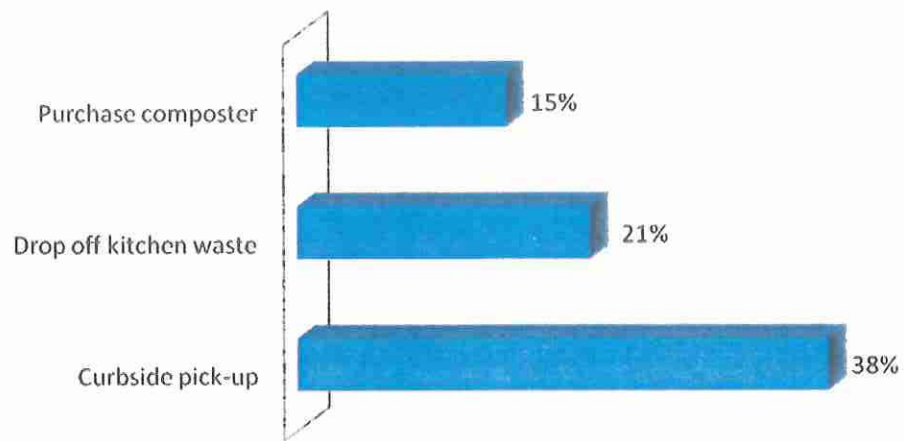
Survey respondents who do not have backyard composters were given three possible methods of reducing kitchen waste in garbage and were asked to indicate for each method the likelihood of reducing their kitchen waste in the garbage stream.

- The most popular method was putting out acceptable kitchen waste for curbside pick-up with 38% saying they definitely would and 57% saying they definitely or probably would. 9% said they definitely would not.

Dropping off kitchen waste at the Village Green Waste site was second most favoured with 21% saying they definitely would and 37% saying they definitely or probably would. 19% said they definitely would not.

Purchasing a backyard composter if available for less than \$50 receive 15% saying they definitely would and 29% saying they definitely or probably would. 26% said they definitely would not.

### Definitely Would if Village Facilitated



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: MAY 11, 2010

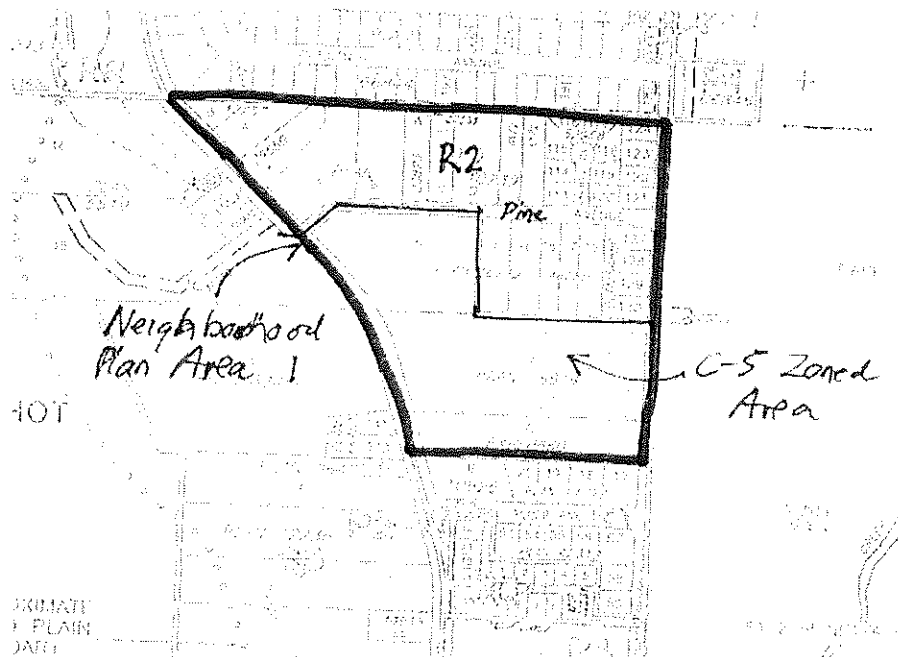
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### BACKGROUND

On 19 April 2010, Council passed the following two resolutions:

- 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.*

The location of the C-5 properties is illustrated on the map below:



The purpose of this report is to provide alternative zoning options for the C-5 properties for Council's consideration.

**ZONING OPTIONS: C-5 PROPERTIES IN NEIGHBOURHOOD PLANNING AREA 1**

The Neighbourhood Plan contemplates that changes to the existing zoning within the neighbourhood would take place as part of a rezoning process in response to development applications submitted by proponents. It was intended that zoning packages would ultimately be created that would reflect a specific development proposal provided that development proposal were to be consistent with the policy framework in the Neighbourhood Plan. While that approach is still valid, the proposed bylaw amendment for the C-5 properties currently being considered is more proactive in scope, intended to accomplish one objective, that being to replace the existing commercial zoning with residential zoning.

The question then becomes, what type of residential zoning should be applied to the C-5 properties? The following options are provided for Council's consideration:

<b>Option A</b>	<b>Apply the R-2 Zone that has a minimum parcel size of 697 square meters (7200 square feet) as an interim measure and then consider rezoning applications in accordance with the Neighbourhood Plan</b>
<b>Option B</b>	<b>Create a new zone (Residential Reserve) with a minimum parcel size of 8000 square meters (2 acres) as an interim measure and then consider rezoning applications in accordance with the Neighbourhood Plan</b>
<b>Option C</b>	<b>Create a new zone (Mixed Residential) that accommodates the housing types and densities as per the Neighbourhood Plan</b>

Option A would zone the C-5 properties in the same manner as the rest of the neighbourhood. That being said, should the property owners or developers decide **not** to rezone and subdivide the land in accordance with R-2 zoning, the Village would not achieve the housing mix, density, or array of amenities contemplated in the Neighbourhood Plan.

Option B would involve the creation of a new zone with a 2 acre minimum parcel size that for all intents and purposes would necessitate property owners or developers to apply for rezoning to accommodate new single family subdivisions or multi family development as contemplated in the Neighbourhood Plan. This approach would put the Village in a much stronger position to achieve the desired results of the Neighbourhood Plan, but would likely be seen by the property owners as the least desired option.

Option C would effectively pre-zone the land in accordance with the Neighbourhood Plan providing for a range of densities and housing types. While being the most beneficial for



the property owners given its flexibility, this approach would not provide the Village with the control over how the properties would be developed over time other than the form and character of development which would be governed by a development permit.

From a long range planning perspective, Option B would provide the Village with the best array of tools to manage the development of the C-5 zoned properties.

The following schedule is proposed for the Zoning Bylaw amendment for the C-5 properties:

<b>DATE</b>	<b>ACTION</b>
<b>May 17</b>	<b>Council receives report, selects option, and refers to APC</b>
<b>May 18</b>	<b>APC reviews C-5 zoning options and provides a recommendation</b>
<b>June 7</b>	<b>Council considers amendment bylaw for first and second reading, authorizes the holding of a public hearing, and refers bylaw to Ministry of Transportation</b>
<b>June 21</b>	<b>Council holds public hearing and considers bylaw for third reading</b>
<b>Prior to July 12</b>	<b>Ministry of Transportation approves bylaw</b>
<b>July 12</b>	<b>Council considers bylaw for adoption</b>

### **COUNCIL OPTIONS**

The following options are provided for Council's consideration:

- 1) Option 1: Instruct staff to prepare an amendment to the Zoning Bylaw for Council's consideration of first and second reading along the lines of Option B, that being the creation of a Residential Reserve zone, and to refer this matter to the Advisory Planning Commission for comment and a recommendation;
- 2) Option 2: Request staff to provide more information to Council prior to Council making a decision on which zoning option to pursue regarding rezoning of the C-5 properties; or
- 3) Option 3: Pursue another course of action as determined by Council.

**RECOMMENDATION**

The following resolution is offered for Council's consideration:

THAT pursuant to the Council resolution passed at the meeting on 19 April 2010 to begin the preparation of a bylaw, staff be instructed to:

- a) draft an amendment to the Zoning Bylaw for Council's consideration of first and second reading at the Council meeting on 7 June 2010 related to the properties zoned C-5 within Neighbourhood Planning Area 1 along the lines of Option B, that being the creation of a Residential Reserve zone; and
- b) refer this matter to the Advisory Planning Commission for comment and a recommendation.

Michael Rosen





**Chantilly Ice Cream**  
150 Esplanade Ave., Harrison Hot Springs

To the kind attention of Mayor and Council,

Chantilly Ice Cream - and Gelato - is proud to have been a feature on Esplanade Avenue in Harrison for many years now. We love Harrison Hot Springs and we would like to always see it grow in attractiveness to people from the Lower Mainland and indeed from around the world.

After receiving the approval of Fraser Health (Public Health) for an Ice Cream Cart we kindly request a Business License to operate that Ice Cream Cart on the beach in Harrison Hot Springs. The period of Operation we request is from April to October even though we will probably operate from the beginning of May to the end of September.

Our number one concern is the happiness and satisfaction of our customers and as such we will operate said Cart with the at most friendliness and courtesy and since this Cart only contains pre-packaged Ice Cream we will maintain a very high level of cleanliness.

We hope to receive your positive response to this application and we are sure both visitors and locals will enjoy this added convenience and 'fun' in Harrison Hot Springs.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Haddad".

Peter Haddad  
Owner

## opsicle® Decals



10-VD-014



10-VD-015



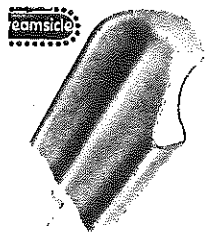
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10-VD-007



10-VD-017



10-VD-012



10-VD-005



10-VD-006

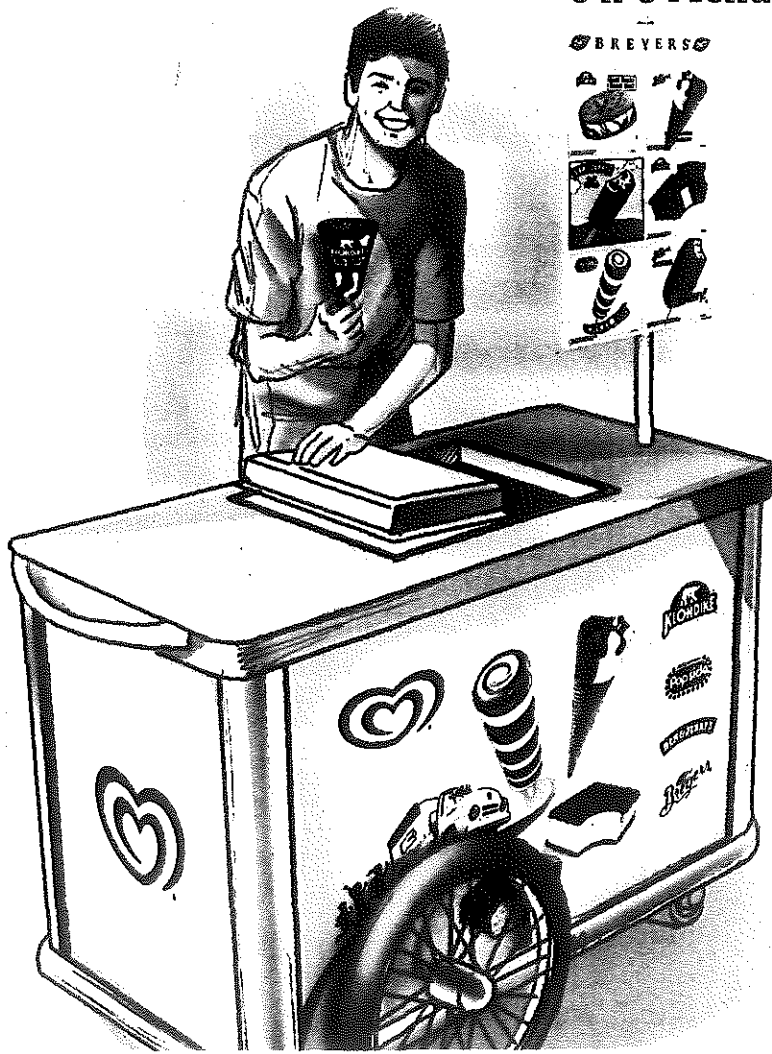


10-VD-008

## x 6 Decal Aframe Insert



## 6 x 6 Menu Board





## VILLAGE OF HARRISON HOT SPRINGS

### POLICY

SUBJECT

FOOD VENDING – BEACH FRONT

POLICY NUMBER

4.15

DATE ADOPTED

March 16, 2009

1. All beach vending licences are issued at the discretion of Council.
2. Vending shall only be permitted from proper vending carts, in accordance with Ministry of Health guidelines.
3. All operators must provide proof of inspection and approval by the Ministry of Health prior to issuance of licence.
4. Each operator may only operate within a given beach area designated by Council.
5. Operators may only vend on the beach between the hours of 11:00 a.m. and 9:00 p.m.
6. There are to be no tables or chairs (for customers).
7. The carts are to be removed from the beach each night and stored on private property.
8. The carts must be hand moveable. Vehicles will not be permitted onto the beach (including the dyke) to move carts.
9. Each beach vending licence will be effective from May 1<sup>st</sup> to October 31<sup>st</sup>, inclusive.
10. A beach vending license fee of \$100.00 per annum will be charged in addition to the regular business licence fee for the restaurant.
11. Licence applications for food vending - beachfront shall only be accepted from businesses that have a valid Village of Harrison Hot Springs approved food service operation business licence.

APPROVED BY:

DATE:

MAR 20 2009

May 4, 2010

Roger Haddad  
1625 Pinetree Way  
Coquitlam, BC V3E-3C4

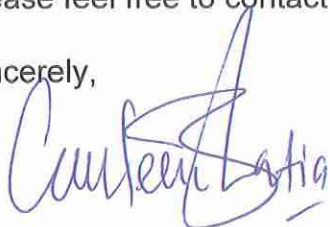
To Whom It May Concern:

**Re: Chantilly, 150 Esplanade Avenue, Harrison Hot Springs, BC**

The operator of the above-noted premises, Roger Haddad, has proposed to sell **only pre-packaged ice cream** from a mobile cart. The permitted food service establishment 'Chantilly' will be serving as the base of operation for this cart. In this case, a permit to operate is not required in order to operate the mobile cart.

Please feel free to contact the undersigned for further information.

Sincerely,



*Gurleen Bhatia* B.Tech., CPHI(C)

Environmental Health Officer  
Fraser Health Authority  
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