



VILLAGE OF HARRISON HOT SPRINGS

NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, October 18, 2010
Time: 7:00 p.m.
Location: Council Chambers, Harrison Hot Springs, British Columbia

1. CALL TO ORDER			
	(a)	Meeting called to order by Mayor Becotte	
2. INTRODUCTION OF LATE ITEMS			
3. APPROVAL OF AGENDA			
4. ADOPTION AND RECEIPT OF MINUTES			
<input type="checkbox"/> Regular Council Meeting Minutes – September 13, 2010		THAT the minutes of the Regular Council Meeting of September 13, 2010 be adopted.	Item 4.1 Page 1
<input type="checkbox"/> Special Council Meeting Minutes- September 24, 2010		THAT the minutes of the Special Council Meeting of September 24, 2010 be adopted.	Item 4.2 Page 11
<input type="checkbox"/> Harrison Lake Harbour Commission Minutes-May 6, 2010		THAT the minutes of the Harrison Lake Harbour Commission of May 6, 2010 be received.	Item 4.3 Page 15
<input type="checkbox"/> Economic Development Commission Minutes-July 21, 2010		THAT the minutes of the Economic Development Commission of July 21, 2010 be received.	Item 4.4 Page 19
<input type="checkbox"/> Advisory Planning Commission Meeting- August 24, 2010		THAT the minutes of the Advisory Planning Commission of August 24, 2010 be received.	Item 4.5 Page
5. BUSINESS ARISING FROM THE MINUTES			

6. DELEGATIONS AND PETITIONS			
		Alex Jastrzebski – Rezoning Application	Item 6.1 Page 27
		Ken Burningham, Parks and Recreation Commission Re: 200 Block Miami River Drive	Item 6.2 Page 29
7. CORRESPONDENCE			
<input type="checkbox"/>	BC Hydro – Community Relations, 2010 Annual Report		Item 7.1 Page 33
<input type="checkbox"/>	Letter and Pamphlet from BC Lung Association re Radon and Your Health		Item 7.2 Page 41
<input type="checkbox"/>	Letter from British Columbia Achievement Foundation dated September 20, 2010 re BC Community Achievement Awards Nominations		Item 7.3 Page 45
8. BUSINESS ARISING FROM CORRESPONDENCE			
9. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS			
10. REPORTS FROM MAYOR			
K. Becotte – verbal			
11. REPORTS FROM COUNCILLORS			
D. Harris - verbal D. Kenyon - verbal A. Jackson - verbal B. Perry – verbal			
12. REPORTS FROM STAFF			
<input type="checkbox"/>	Resort Municipality Initiative (RMI) Funding Agreement – September 23, 2010	Report of A. Isakov, Community and Economic Development Officer – September 23, 2010 Re: Resort Municipality Initiative (RMI) Funding Agreement Recommendation: THAT approval be given to enter into the 2010 Resort Municipality Initiative (RMI) Funding Agreement with the Province of British Columbia.	Item 12.1 Page 51
<input type="checkbox"/>	Rezoning Application – Jastrezebski – October 11, 2010	Report of M. Rosen, Planning Consultant – October 11, 2010 Re: Rezoning Application – Jastrezebski Recommendation: THAT the Planning Consultant be instructed to prepare amending bylaws	Item 12.2 Page 65

<p>□ Rezoning Application – Juneau – October 11, 2010</p>	<p>to the Official Community Plan and Zoning Bylaw to accommodate the application from Mr. Adam Jastrzebski to use two small properties on the west side of Hot Springs Road for the development of single family dwellings.</p> <p>Report of M. Rosen, Planning Consultant – October 11, 2010 Re: Rezoning Application – Juneau</p> <p>Recommendation:</p> <p>THAT Mr. and Mrs. Juneau be informed that Council is not prepared to proceed with the rezoning application for a 26 unit townhouse development at 673 Hot Springs Road (Parcel A, Lot 4, Sec 12, Twp. 4, Rg. 29, NWD, Plan 5519) given that it is significantly at odds with the Official Community Plan / Neighbourhood Plan for the area and that Council encourages the applicant to revise the development proposal so that it is more in keeping with the intent of the Neighbourhood Plan; and</p> <p>THAT Council instruct staff to prepare a bylaw for Council's consideration that would increase the maximum townhouse density from 10 units / acre to 14 units / acre within Neighbourhood Planning Area 1.</p>	<p>Item 12.3 Page 79</p>
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13. BYLAWS

<p>□ Business Licencing and Regulation Bylaw No. 945, 2010 and Sign Bylaw No. 949, 2010</p>	<p>Report of D. Key, Corporate Officer – October 13, 2010 Re: Business Licencing and Regulation Bylaw No. 945, 2010 and Sign Bylaw No. 949, 2010</p> <p>Recommendation:</p> <p>THAT Business Licencing and Regulation Bylaw No. 945, 2010 received third reading; and</p> <p>THAT Sign Bylaw No. 949, 2010 receive third reading.</p>	<p>Item 13.1 Page 89</p>
<p>□ Zoning Bylaw Amendment No. 946, 2010</p>	<p>Report of D. Key, Corporate Officer – October 13, 2010 Re: Zoning Bylaw Amendment No. 946, 2010</p> <p>Recommendation:</p> <p>THAT Zoning Bylaw Amendment No. 946, 2010 be amended to read: In Section 4 – General Regulations, under 4.1 add the following:</p> <p>“A mobile concession will only be permitted on commercially zoned property and the mobile concession is under the control of and operated by the property owner or the owner's staff”.</p> <p>and;</p> <p>THAT Village staff be authorized to arrange to hold a public hearing on November 15, 2010 for Zoning Bylaw Amendment No. 946, 2010.</p>	<p>Item 13.2 Page 115</p>

<input type="checkbox"/> Driveway Access Bylaw No. 947, 2010	THAT Driveway Access Bylaw No. 947, 2010 be adopted.	Item 13.3 Page 119
<input type="checkbox"/> Loan Authorization and Temporary Borrowing Repeal Bylaw No. 951, 2010	THAT Loan Authorization and Temporary Borrowing Repeal Bylaw No. 951, 2010 be adopted.	Item 13.4 Page 121
<input type="checkbox"/> Kent Sewer Line Temporary Borrowing Repeal Bylaw No. 953, 2010.	THAT Kent Sewer Line Temporary Borrowing Repeal Bylaw No. 953, 2010 be adopted.	Item 13.5 Page 123
<input type="checkbox"/> Financial Plan Amendment Bylaw No. 954, 2010	THAT Financial Plan Bylaw No. 954, 2010 be adopted.	Item 13.6 Page 125

14. QUESTIONS FROM THE PUBLIC (AGENDA ITEMS ONLY)

15. ADJOURNMENT

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

DATE: September 13, 2010
TIME: 7:00 p.m.
PLACE: Council Chambers

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

Ted Tisdale, 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 7:00 p.m.

2. INTRODUCTION OF LATE ITEMS

2009 Port Operations Financial Statement for the year ended December 31, 2009

Report of D. Key, Corporate Officer – September 13, 2010
Re: Regular Council Meeting – October 4, 2010

Plans of Rezoning Application for 673 Hot Springs Road

3. APPROVAL OF AGENDA

Moved by Councillor Jackson
Seconded by Councillor Perry

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**

4. ADOPTION AND RECEIPT OF MINUTES

☐ Regular Council Meeting
Minutes – August 16, 2010

Moved by Councillor Jackson
Seconded by Councillor Perry

THAT the minutes of the Regular Council Meeting of August 16, 2010 be adopted.

**CARRIED
UNANIMOUSLY**

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September 13, 2010*

□ Advisory Planning
Commission Meeting
Minutes April 20, 2010

Moved by Councillor Perry
Seconded by Councillor Harris

THAT the minutes of the Advisory Planning Commission Meeting of April 20, 2010 be received.

**CARRIED
UNANIMOUSLY**

□ Advisory Planning
Commission Meeting
Minutes May 25, 2010

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT the minutes of the Advisory Planning Commission Meeting of May 25, 2010 be received.

**CARRIED
UNANIMOUSLY**

5. **BUSINESS ARISING FROM THE MINUTES**

6. **PUBLIC AND STATUTORY HEARINGS**

None

7. **DELEGATIONS and PETITIONS**

Stacey Gould – BC Timber Sales, Planning Forester, Chilliwack Forest District Office, Ministry of Forests

Provided a brief powerpoint presentation on BC Timber Sales mandate, achievements and the Forest Stewardship Planning Process. S. Gould also gave a brief overview of the information sharing process on block and road referrals and the block and road development process. Information regarding the information sharing round of interest was provided to Council with respect to the proposed forest development in the Jones Lake, Harrison West and Mount Woodside areas. BC Timber Sales advised that Council's letter of request to view the completed Visual Impact Assessment for HW212 block area was received and Council will be provided that Visual Impact Assessment once completed.

The Mayor asked whether BC Timber Sales was aware of any long term plans for logging the east sector? S. Gould Seabird Island are looking into Ruby Creek/Mahood area. Councillor Perry asked what affect the logging will have on visibility north of Harrison River. Do we have a say as Council? S. Gould stated that Council can submit a written letter of objection.

The Mayor thanked Stacey Gould for her presentation and looked forward to receiving the Visual Impact Assessment.

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John Allen – Council Procedure Amendment Bylaw

The Mayor advised J. Allen that the topic of discussion was not appropriate as a delegation request and that he may comment on this issue in Question Period.

8. CORRESPONDENCE

☐ Member Release from UBCM dated August 24, 2010 re 2010/11 (Summer) Regional Community to Community Forum Program

☐ Memo from LMLGA dated August 24, 2010 re Appeal for Flood Victims

☐ Letter from BC Hydro dated September 3, 2010 re Electric Beautification Project Funding

9. BUSINESS ARISING OUT OF CORRESPONDENCE

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

10. REPORTS FROM MAYOR

August 18, 2010 attended Story Time in the Plaza and read a First Nations book

August 20, 2010 attended the Community Garden pot luck dinner

August 24, 2010 A. Isakov and Mayor were invited to join a Chinese delegation for dinner. The Chinese are very interested in First Nations economic development. The Village was presented with gifts of a scarf and scroll from Tibet and also extended an invitation to visit China.

August 25, 2010 CAO attended a meeting with Chief Charlie at Chehalis to discuss fishing, forestry, logging and economic development.

August 25, 2010 attended construction budget meeting for the Memorial Hall project.

August 27, 2010 attended for a Shaw Cable TV interview at the Plaza.

September 2, 2010 attended a meeting with staff of FVRD re Experience the Fraser.

September 7, 2010 attended with Councillor Kenyon at the official ceremony for additional bus services for the Agassiz-Harrison, Rosedale area.

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Sept 8, 2010 attended Spirit of BC Committee meeting. An event coming up is to celebrate “volunteer spirit” on October 28, 2010

September 19, 2010 the Village will bid farewell to Chris Wilson, Fire Chief. He has accepted a job with the FVRD.

An Open House has been scheduled for September 17, 2010 by Kingma Brothers at the Memorial Hall to discuss future development.

September 18, 2010 is the Agassiz Fall Fair. The Mayor will be participating in the goat milking contest.

September 19, 2010 is the Terry Fox Run. The Mayor encouraged the community to pledge, walk or run.

September 25, 2010 The Great Canadian Shoreline Cleanup has been organized by coordinator Janne Perrin. Encouraged the public to participate.

Some members of Council and the CAO will be attending UBCM Conference September 27 – October 1, 2010.

11.

REPORTS FROM COUNCILLORS

Councillor Harris August 20, 2010 attended the Community Garden dinner. Members of the Community Garden have requested an expansion on the community garden lot.

On behalf of Communities In Bloom, an application has been submitted for the Community Garden to Scott’s Miracle Grow Contest for best community edible garden in Canada.

September 24 & 25, 2010 Communities in Bloom Conference is scheduled at Hope.

Councillor Kenyon Attended the opening of the new bus transit services for Agassiz-Harrison and Rosedale area.

Attended the Shakers and Movers event

Councillor Jackson Attended the APC meeting.

Councillor Perry Thanked community, Council and staff for the cards, flowers and invitations while his wife was in hospital.

Reported that Speedwatch has 12 locations set up in July and 11 in August. Speedwatch has 4 members and are looking for new

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volunteers. Traffic is slowing down.

Dr. Morgan Campbell will be opening his office end of September in Harrison Hot Springs.

REPORTS FROM STAFF

Moved by Councillor Kenyon

☐ Traffic Calming Plan – August 31, 2010

Seconded by Councillor Perry

Report of A. Isakov, Community and Economic Development Officer – August 31, 2010

Re: Traffic Calming Plan

THAT the development of a Traffic Calming Plan by Bunt & Associates for a fee not to exceed \$31,000 be approved subject to the project meeting the criteria for eligibility requirements for gas tax revenue.

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

☐ Christmas Closure Schedule - September 1, 2010

Moved by Councillor Jackson

Seconded by Councillor Perry

Report of D. Key, Corporate Officer – September 1, 2010

Re: Christmas Closure Schedule – 2010

THAT the Village Office be closed at 12:00 noon, December 24, 2010 and be closed December 29, 30 & 31, 2010, reopening January 4, 2011.

**CARRIED
UNANIMOUSLY**

Moved by Councillor Perry

☐ Regular Council Meeting of October 4, 2010 – September 13, 2010

Seconded by Councillor Jackson

Report of D. Key, Corporate Officer – September 13, 2010

Re: Regular Council Meeting – October 4, 2010

THAT the Regular Council meeting scheduled for October 4, 2010 be cancelled.

**CARRIED
UNANIMOUSLY**

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□ 2010 Resort Development
Strategy Update – September 1,
2010

Moved by Councillor Kenyon
Seconded by Councillor Harris

**Report of A. Isakov, Community and Economic Development
Officer – September 1, 2010**

Re: 2010 Resort Development Strategy Update

THAT the original Revenue-Sharing Budget be amended to include the Memorial Hall Renovations as a 2010 project budget item in the Village of Harrison Hot Springs Resort Development Strategy as outlined in Schedule A.

CARRIED
OPPOSED BY COUNCILLOR JACKSON
OPPOSED BY COUNCILLOR PERRY

□ Corporate Greenhouse Gas
Inventory and Reduction Plan –
September 1, 2010

Moved by Councillor Jackson
Seconded by Councillor Harris

**Report of A. Isakov, Community and Economic Development
Officer – September 1, 2010**

Re: Corporate Greenhouse Gas Inventory and Reduction Plan

THAT Council direct staff to proceed with the action items outlined in the Plan towards achieving corporate carbon neutrality.

CARRIED
UNANIMOUSLY

□ “Quick Start” Integrated
Community Sustainability Plan
(ICSP) – September 2, 2010

Moved by Councillor Jackson
Seconded by Councillor Kenyon

**Report of A. Isakov, Community and Economic Development
Officer – September 2, 2010**

Re: “Quick Start” Integrated Community Sustainability Plan (ICSP)

THAT Council support the below outlined resolution, and that Council send a letter asking the District of Kent to consider joining the Village of Harrison Hot Springs in a joint and mutual ICSP.

The Resolution for Discussion:

“Whereas there is broad support to establish the Village of Harrison Hot Springs as a sustainable community that addresses the social, cultural, economic, and environmental needs of the current generation while protecting the ability of future generations to meet these needs, and

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Whereas the principles of sustainability have been identified as a fundamental framework for community planning, and

Whereas the “Quick Start” Integrated Community Sustainability Plan (ICSP) process has been identified as an efficient and cost-effective process for creating this planning framework and process,

Be it therefore resolved that:

1. The Village of Harrison Hot Springs will develop a sustainable community plan using the Quick Start ICSP process with the assistance of the Whistler Centre for Sustainability that will include meaningful community engagement, a long-range vision for community sustainability, and strategies, indicators and actions for achieving this sustainability vision.
2. The Village of Harrison Hot Springs will provide \$25,000 towards the costs of this process,
3. The Village of Harrison Hot Springs authorizes the Whistler Centre for Sustainability to apply for matching funding from the Federation of Canadian Municipalities (FCM) Green Municipal Fund on its behalf.
4. The resulting ICSP will be used by the Village of Harrison Hot Springs as an overarching policy document that guides the development of all other future policies, plans, projects, and practices.”

□ Rezoning Application – Juneau
– September 2, 2010

**CARRIED
UNANIMOUSLY**

Moved by Councillor Jackson
Seconded by Councillor Perry

Report of M. Rosen Planning Consultant – September 2, 2010
Re: Rezoning Application – Juneau

THAT Council:

- i) inform the applicant that Council is not prepared to proceed with the rezoning application given that it is significantly at odds with the Neighbourhood Plan for the area;
- ii) encourages the applicant to revise the development proposal so that it is more in keeping with the intent of the Neighbourhood Plan; and

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THAT Council refer the official community plan and rezoning application to the Advisory Planning Commission, the Ministry of Transportation, and the Fraser Valley Regional District for comment pursuant to the consultation requirements of Section 879 of the *Local Government Act*; and

THAT staff provide more information to Council prior to proceeding further with the application.

**CARRIED
UNANIMOUSLY**

□ Development Permit –
Harrison Hot Springs Resort &
Spa – September 7, 2010

Moved by Councillor Jackson
Seconded by Councillor Harris

Report of T. Tisdale, Chief Administrative Officer – September 8, 2010

Re: Development Permit – Harrison Hot Springs Resort & Spa

THAT Development Permit 02/2010 be issued to Harrison Hot Springs Resort & Spa Corp.

**CARRIED
UNANIMOUSLY**

□ 2009 Audited Schedule of
Eligible Expenditures, Port
Operations – September 8, 2010

Moved by Councillor Kenyon
Seconded by Councillor Jackson

Report of D. Courtice, Director of Finance – September 8, 2010

Re: 2009 Audited Schedule of Eligible Expenditures, Port Operations

THAT the Audited Schedule of Eligible Expenditures, Port Operations for the Twelve Month Period Ended December 31, 2009 of the Village of Harrison Hot Springs, be adopted.

**CARRIED
UNANIMOUSLY**

13.

BYLAWS

□ Loan Authorization Bylaw and
Temporary Borrowing Bylaw
Repeal Bylaw No. 944, 2010

Moved by Councillor Harris
Seconded by Councillor Perry

THAT Loan Authorization Bylaw and Temporary Borrowing Bylaw Repeal Bylaw No. 944, 2010 be adopted.

**CARRIED
UNANIMOUSLY**

□ Driveway Access Bylaw No.
947, 2010

Moved by Councillor Kenyon
Seconded by Councillor Harris

Report of D. Key, Corporate Officer – September 9, 2010

Re: Bylaw No. 947, 2010 Driveway Access

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THAT Council rescind third reading of Bylaw No. 947 Driveway Access.

**CARRIED
UNANIMOUSLY**

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

THAT Council approve the amendment to the bylaw and give third reading as amended.

**CARRIED
UNANIMOUSLY**

□ Pesticide Use Bylaw No. 948,
2010

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

THAT Pesticide Use Bylaw No. 948, 2010 be adopted.

**CARRIED
UNANIMOUSLY**

□ Council Procedure
Amendment Bylaw No. 950 –
September 8, 2010

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

Report of D. Key, Corporate Officer – September 8, 2010
Re: Council Procedure Amendment Bylaw No. 950

THAT Council Procedure Amendment Bylaw No. 950 be received for first reading.

**CARRIED
UNANIMOUSLY**

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

THAT Council Procedure Amendment Bylaw No. 950 be received for second reading.

**CARRIED
UNANIMOUSLY**

14.

QUESTIONS FROM THE PUBLIC

A member of the public commented on the Council Procedure Amendment Bylaw.

A member of the public commented on the Rezoning application and asked at what point will they have opportunity as a land owner to do something with the land.

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A member of the public stated that the Chamber of Commerce already presented an in depth report on traffic planning and that there was already a quote from a company for \$6-10,000.

A member of the public commented on traffic calming and hoped that more traffic bumps aren't going to be put in.

A member of the public asked about the ICSP and how does that and the OCP go together. The Mayor stated they are two different things.

A member of the public stated that she was happy to see that Council has now adopted a Pesticide Bylaw.

A member of the public stated McCombs Road was designated as the alternate road to Hot Springs Road.

A member of the public commented about the traffic calming on Balsam.

ADJOURNMENT

Moved by Councillor Jackson

Seconded by Councillor Kenyon

THAT the meeting be adjourned at 9:41 p.m.

**CARRIED
UNANIMOUSLY**

**Ken Becotte
Mayor**

**Debra Key
Corporate Officer**

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

DATE: September 24, 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, Chief Administrative Officer
Dale Courtice, Director of Finance
Andre Isakov, Community and Economic Development Officer

ABSENT: Debra Key, Corporate Officer

Cindy Richardson (Recording Secretary)

(1) Call to
Order

CALL TO ORDER

Mayor Becotte called the meeting to order at 9:34 a.m.

(2)

INTRODUCTION OF LATE ITEMS

Bylaw No. 951 – Loan Authorization and Temporary Borrowing Repeal Bylaw

Bylaw No. 952 – Sewer Main Construction Loan Authorization Repeal Bylaw

Bylaw No. 953 – Kent Sewer Line Temporary Borrowing Repeal Bylaw

Moved by Councillor Jackson
Seconded by Councillor Harris

THAT agenda be approved as amended.

**CARRIED
UNANIMOUSLY**

(3)

2010 Financial Plan
Revision Schedule.

ITEMS FOR DISCUSSION

Director of Finance, Dale Courtice provided a review of the 2010 Financial Plan Revision Schedule. Council was in agreement with the revision. The Financial Plan Amendment Bylaw will be brought forward at the Oct. 18th, 2010 Council meeting.

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE SPECIAL COUNCIL MEETING
September 24, 2010

(4) **REPORTS FROM STAFF**

(5) **BYLAWS**

Moved by Councillor Kenyon
Seconded by Councillor Harris

THAT Loan Authorization and Temporary Borrowing Repeal Bylaw No. 951, 2010 be given first, second, third reading.

CARRIED
UNANIMOUSLY

Moved by Councillor Jackson
Seconded by Councillor Kenyon

THAT Sewer Main Construction Loan Authorization Repeal Bylaw No. 952, 2010 be given first, second, third reading.

CARRIED
UNANIMOUSLY

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT Kent Sewer Line Temporary Borrowing Repeal Bylaw No. 953, 2010 be given first, second, third reading.

CARRIED
UNANIMOUSLY

Mayor Becotte reported that at the last FVRD Board meeting the gas tax funding request for sewer line project was approved by the board unanimously which brings in an additional \$405, 000.

Mayor Becotte discussed some of the agenda items for the Council/Staff retreat scheduled for November 23/24/25, 2010 at Rowena's at Sandpiper Golf Course.

(6) **ADJOURNMENT**

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE SPECIAL COUNCIL MEETING
September 24, 2010

Moved by Councillor Jackson
Seconded by Councillor Harris

THAT the meeting be adjourned at 10:03 a.m.

CARRIED
UNANIMOUSLY

Ken Becotte
Mayor

Cindy Richardson
Recording Secretary

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

DATE: May 6, 2010
TIME: 12:00 noon
PLACE: Council Chambers

IN ATTENDANCE: Ken Becotte, Chair
 Bill Hopkins
 Darcy Striker
 Darcey Kohuch
 Andre Isakov (CEDO)
 Dave Hampson
 Scott Stoughton

ABSENT: Tony Nootebos
 Kerry Hilts

Recording Secretary, Cindy Richardson

1. CALL TO ORDER

The Chair called the meeting to order at 12:03 p.m.

2. LATE ITEMS

3. ADOPTION OF MINUTES

☐ Adoption of Minutes **Moved by Darcy Striker**
Seconded by Bill Hopkins

THAT the minutes of the Harrison Lake Harbour Commission meeting of March 4, 2010 be adopted.

CARRIED

4. BUSINESS ARISING FROM THE MINUTES

☐ Breakwater
 Reconstruction

Darcy Kohuch informed that the Department of Fisheries review and application submission process is ongoing pending approvals by August 2010. Engineering, dive surveys, background fish habitat information, etc. is being complied for submission. Construction notices will be sent out as the construction date draws nearer. Transport Canada has also been involved with the application and the District of Kent is hopeful that the application will be successful. Project is on schedule. Harrison Hot Springs has transferred 210,000 for this project. The question of congestion issues and public safety were address and consultation with the RCMP and other agencies will take place closer to approval dates will take place.

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MINUTES OF THE HARRISON LAKE HARBOUR COMMISSION MEETING
May 6, 2010
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☐ **Water lot revisions**

The Chair informed that revisions and updates had been sent in to ILMB. This included information regarding addition moorage use at the float plane dock. The Village is awaiting response from ILMB. There was discussion of subdivision of the water lot at the Federal Dock. Darcy Kohuch informed the Commission that the District of Kent is waiting the Surveyor General to give written consent for the subdivision.

5. DELEGATIONS/PETITIONS

None

6. CHAIRPERSON REPORT

The Chair distributed brochures from the Harbour Authority Association and the RCMP Coastal watch program

Moved by Bill Hopkins
Seconded by Darcy Striker

THAT Council approves the Harrison Lake Harbour Commission application for membership to the Harbour Authority Association.

CARRIED

The Chair addressed the RCMP Coastal Watch program and inquired of HLHC and RCMP member S. Stoughton if such a program could be brought into Harrison. S. Stoughton will report back to the Commission on this item. The members discussed ongoing theft that is occurring to properties located on the lake and up the river. The issue of recreational campers up the Lake was discussed. S. Stoughton informed the Commission of The Harrison Safety Group which incorporates multiple agencies including BCAS, MOF, RCMP seasonal policing, etc. which patrol the beach and recreational areas surrounding Harrison Lake. Cogburn Beach will be a hosted site this year as well as Bear Creek and RCMP are expecting a positive impact from this improvement.

7. ITEMS FOR DISCUSSION

☐ **Expansion of
Municipal Wharf
Facility**

The Chair discussed the wharf and potential future uses for this facility such as moorage for police, forestry, search and rescue. The float situation will be improved and a code lock gate will be put in place.

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MINUTES OF THE HARRISON LAKE HARBOUR COMMISSION MEETING
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☐ Lakeshore
Management Plan

☐ Fraser Basin Council

The OCP wording does call for a special planning area but faces challenges as there are many parties that are involved with this area. The idea to begin the planning process was discussed. The Chair would like to involve all pertinent stakeholders to establish a process in this area. It was noted that Fraser Basin Council facilitates such meetings to establish comprehensive studies. There was discussion of the difficulties presented in expansion of marinas, water lots, future development and the multiple agencies all having their own regulations and criteria that need to be met. The Chair would like the Commission to act as a steering group with this focus.

Moved by Darcy Striker
Seconded by Bill Hopkins

THAT Council have staff prepare a Terms of Reference for a Lakeshore Development Planning Area.

CARRIED

Next meeting scheduled for July 8, 2010.

8.

ADJOURNMENT

Moved by Darcy Striker
Seconded by David Hampson

THAT the meeting be adjourned 12:49 p.m.

CARRIED

Ken Becotte (Chair)

C. Richardson (Recording Secretary)

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION**

DATE: July 21, 2010
TIME: 9:00 a.m.
PLACE: Council Chambers, Harrison Hot Springs, B. C.

IN ATTENDANCE Robert Reyerse, Chair
 Karl Dopf
 Fred Gornall
 Andre Isakov, CEDO
 Stephanie Key
 Darlene MacLeod
 Frank Peters
 Phyllis Stenson
 Ted Tisdale, CAO

ABSENT: Danny Crowell, Deputy Chair
 Ken Becotte, Mayor
 Dave Kenyon, Councillor

Recording Secretary, H. Grant

1. CALL TO ORDER

The Chair called the meeting to order at 9:04am.

2. LATE ITEMS

3. ADOPTION AND RECEIPT OF MINUTES

☐ EDC Minutes
of June 16/10

Moved by Karl Dopf
Seconded by Phyllis Stenson

THAT the minutes of the Economic Development Commission meeting of June 16, 2010 be adopted.

CARRIED

4. BUSINESS ARISING FROM THE MINUTES

None

**VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE
ECONOMIC DEVELOPMENT COMMISSION MEETING**

July 21, 2010

PAGE (2)

5. DELEGATIONS/PETITIONS

None

6. ITEMS FOR DISCUSSION

**☐ EDC
Sponsored
Events**

Special events policy, in 1st draft and has not been sent to council yet. The EDC discussed changes that they would like to see made to the policy. It was suggested that the insurance liability amount be changed to allow for varying amounts of insurance (dependent upon individual events), the Village administration would set the value of the insurance. The EDC felt that there should be flexibility with the amount of time required for the application process, so that the Village does not miss out on profitable events. It was suggested that a definition be added for "non-commercial" events. It was suggested that a form be developed to give to event organizers to get their details.

EDC sponsored event: Entertainment series Aug 6 – Sept 3, 2010. Advertising and entertainers need to be organized now. An email will be sent to council, with regards to Sept 4, 5 & 6, to inform them that this is an EDC event that will be covered by the Village's insurance.

**☐ Street/Beach
Vendors**

The EDC discussed the events that took place on Canada Day with regards to street/beach vendors on private property. The CAO gave an update on amendments being made to the zoning bylaw that relate to this topic. It was suggested that more specific criteria be developed to define what types of vending is allowed.

To be discussed further at the next EDC meeting.

☐ Sign Bylaw

The EDC discussed the bylaw. The CAO gave an update on the amendments to the bylaw. It was suggested that more specific criteria needs to be developed with regards to sandwich boards. It was also suggested that more specific criteria be developed with regards to the esthetics of signs.

**☐ Filming
Update**

The CEDO updated the EDC. The filming policy has been revised. The BC Film Commission will be placing an article in their newsletter promoting Harrison Hot Springs. The CEDO would like to do some promotion of Harrison Hot Springs as a filming destination.

**VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE
ECONOMIC DEVELOPMENT COMMISSION MEETING**

July 21, 2010

PAGE (3)

☐ Branding and
Marketing
Update

The CEDO updated the EDC. The CEDO will continue to work with the provincial government on this and work it into the five year plan. The EDC discussed how to draw a more affluent consumer base to Harrison Hot Springs.

Next meeting to be held on September 22, 2010 at 9:00 am

7.

ADJOURNMENT

Moved by Karl Dopf

Seconded by Fred Gornall

THAT the meeting be adjourned at 10:24 am.

CARRIED

Robert Reyerse
Chairman

Heather Grant
Recording Secretary

**VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING**

DATE: August 24, 2010
TIME: 2:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
 Lorne Lees (Deputy Chair)
 Brian Bignell
 Allan Jackson, Councillor
 Michael Rosen
 Andre Isakov, CEDO
 Harvey Ruggles
 Alan Birtch
 Ted Tisdale
 Marg Doman (appeared at 2:03 p.m.)

Recording Secretary, K. Burr

ABSENT:

Raymond Hooper

1. CALL TO ORDER

The Chair called the meeting to order at 2:00 p.m.

2. LATE ITEMS

☐ Zoning Bylaw 946

d) Zoning Bylaw 946

☐ Meeting time

e) Meeting time

Moved by Lorne Lees
Seconded by Harvey Ruggles

THAT the items d) Zoning Bylaw 946 and e) Meeting time be added to the agenda as late items.

CARRIED

3. ADOPTION OF MINUTES

☐ APC minutes of
May 25, 2010

Moved by Brian Bignell
Seconded by Alan Birtch

THAT the minutes of the Advisory Planning Commission meeting of May 25, 2010 be adopted as amended.

CARRIED

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
AUGUST 24, 2010
PAGE (2)**

ERRORS AND OMISSIONS

Page 1 under call to order the time should read 4:00 p.m.
Page 2 Item 6 “preserve” should read “perceived”
Page 2 Administration joined in at 4:16 p.m.
Page 3 Meeting adjourned at 5:16 p.m.

4. DELEGATIONS/PETITIONS

None

5. CHAIRPERSON REPORT

None

6. ITEMS FOR DISCUSSION

☐ Zoning Bylaw

Michael made a note of all the issues raised by the APC in previous meetings. Another issue raised is the minimal parcel size in residential zones.

☐ Design Guidelines

It was noted that the current set of guidelines in the OCP need to be revisited as they are not relevant today.

☐ Rezoning
Application -
Jastrzebski

Report of Michael Rosen, Planning Consultant – April 14, 2010

Re: Rezoning Application – Jastrzebski 622 and 626 Hot Springs Road
Parcel A, Sec 12, TWP 4, NWD, Plan RP11763. Parcel B, Sec 12, TWP
4, NWD, Plan EP15935

It was noted that the APC have voted against a single family dwelling on the two above properties on two separate occasions. It was mentioned that there needs to be more campgrounds and commercial properties in the area. The size of the parcel is 40 x 50 meters which is almost the same size as a residential parcel. It was noted that the lots are not zoned for a campground. It was noted that this should be discussed with the EDC as it is currently C5 zone.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
AUGUST 24, 2010
PAGE (3)**

Moved by Marg Doman
Seconded by Alan Birtch

THAT we rezone the properties from C5 tourist commercial to R1 single family residence.

**DEFEATED
OPPOSED BY L. LEES
OPPOSED BY B. BIGNELL
OPPOSED BY L. FACIO
OPPOSED BY H. RUGGLES**

Moved by Lorne Lees
Seconded by Brian Bignell

THAT we rezone the properties from C5 tourist commercial to R1 single family residence, subject to the approval of the Economic Development Committee.

☐ Zoning Bylaw 946

**CARRIED
OPPOSED BY M. DOMAN
OPPOSED BY A. BIRTCH**

Moved by Harvey Ruggles
Seconded by Brian Bignell

☐ Meeting time

THAT the APC supports Zoning Bylaw 946.

CARRIED

Moved by Leo Facio
Seconded by Marg Doman

THAT the meeting time for the APC be changed from 4:00 p.m. to 2:00 p.m.

CARRIED

The next APC meeting will be September 21, 2010 at 2:00 p.m.

It was noted that businesses throughout the Village could use some "sprucing up." It was mentioned that the EDC is looking into this to create an incentive program to encourage businesses to improve the look of their buildings.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
AUGUST 24, 2010
PAGE (4)**

7. ADJOURNMENT

Moved by Marg Doman
Seconded by Harvey Ruggles

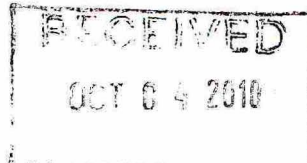
THAT the meeting be adjourned at 3:07 p.m.

CARRIED

Leo Facio
Chair

Krystal Burr
Recording Secretary

6.1



VILLAGE OF HARRISON HOT SPRINGS

Request to Appear as a Delegation

In order to make a presentation to Council at a Council Meeting, you are required to submit a written request to the Corporate Officer no later than 4:30 p.m. on the Wednesday before the regular meeting. The request can either be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. Any background materials are appreciated and will be circulated to the Mayor and Council with the agenda. You can submit your request in person, by mail at PO Box 160 Harrison Hot Springs, BC V0M 1K0, fax at 604-796-2192 or e-mail at dkey@harrisonhotsprings.ca.

The Administration Department will advise you when you are scheduled to appear before Council. Council meetings commence at 7:00 p.m. in the Village's Council Chambers at 495 Hot Springs Road, Harrison Hot Springs, BC.

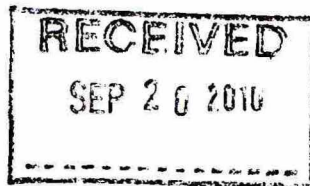
You are limited to a maximum of 10 minutes to present your material, regardless of the number of presenters in your delegation.

Date: <u>Oct 4 2010</u>	Requested Meeting Date: <u>Oct 18/2010</u>
Organization Name (if applicable): _____	
Name of Presenter: <u>Alex Jastrzebski</u>	
Name of Applicant if Other than Above: _____	
Contact Phone Number & E-Mail: <u>604-566-0080 / alex.jastrzebski@hsc.ca</u>	
Mailing Address with Postal Code: <u>35430 Rockwell Dr, Abbotsford</u>	
Audio/Visual requirements: <u>None</u>	
Topic: <u>Rezoning</u>	
Action you wish Council to take: <u>Approve rezoning to residential</u>	

USG 208

6.2

20 Sep. 2010



To: Mayor Becotte.
Harrison Hot Springs Village Hall.
HHS
BC
VOM 1K0

From:
Ken. Burningham.
PO Box 451
261 Miami River Dr.
HHS,
BC, VOM 1K0 Tel: 604 491 5540

FILE #	DATE
6320-20	SEP 20 2010
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> ACCTS P/R
<input checked="" type="checkbox"/> CBO	<input type="checkbox"/> ADMIN
<input type="checkbox"/> DIR F	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> SUP P/W	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> PAYROLL/TAX	<input checked="" type="checkbox"/> COUNCIL
ITEM A B C	
COUNCIL AGENDA	
DATE Oct 18/10	
INITIAL <input type="checkbox"/>	
(ITEMS: A - REQ. ACTION; B - INFO - W RESP; C - INFO ONLY)	

c.c. Councillors – Perry, Kenyon, Jackson, Harris.

Dear Mayor Becotte and Councillors,

Subject: Greenway in the 200 Block of Miami River Drive.

Please find enclosed the petition relating to the "Greenway" in the 200 Block of Miami River Drive.

All but one of the residents have signed the petition because we are all opposed to spending taxpayers money on fixing a "Greenway" that does not need to be fixed. (Could not connect with one house)

We have all studied the situation of making the "Greenway", which is a manicured grass footpath, into a gravel footpath.

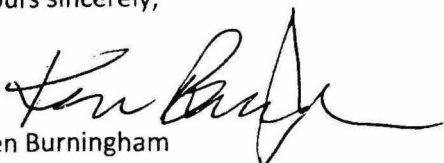
None of us can reconcile why this is being proposed, and what if any advantage it offers residents or visitors to HHS.

We believe tax dollars can be spent to enhance the "Greenway" by planting trees and shrubs and providing adequate signage, to advise residents and visitors of the status of the "Greenway".

As recommended by the P and R Commission, we also believe the use of viewing platforms strategically located all along the west side of the Miami River would enhance everyone's enjoyment of this important to HHS River.

At any time in the future we welcome the opportunity to meet with you and to discuss this subject.

Yours sincerely,


Ken Burningham

Commissioner HHS Parks and Recreation.

**Petition
Regarding the Grass Footpath
in the
200 Block of Miami River Drive.**

We the residents of the 200 Block of Miami River Drive are opposed to changes being considered to the footpath running between our properties and the Miami River.

We understand that the grass footpath will be replaced by a gravel footpath.

We do not know the reason for this expense of tax payers money. Most, if not all, have taken on the responsibility of the landscaping of this green footpath when we built our houses and we are able to maintain the grass to normal village standards.

We know that mowing grass is the least expensive maintenance of public property and we also know it to be the “greenest” solution for the village.

Furthermore, grass is by far the best surface to walk on.

There are so many projects around the Miami River area which need public funding, it simply does not make sense spending money to tear up a perfectly good footpath which works well for all the community.

It is not immediately obvious that the landscaped grass is a footpath, the solution is to place signage in strategic positions advising the community and visitors that the grass is in fact a footpath. None of us has a problem of the footpath being used for its intended purpose.

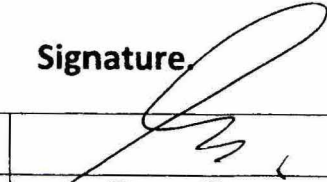

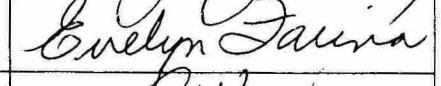

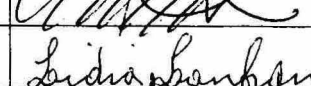
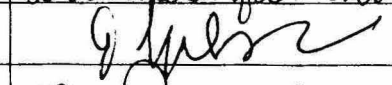
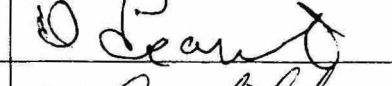
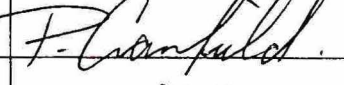
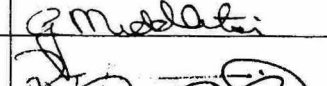
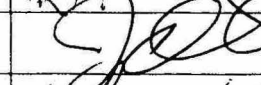

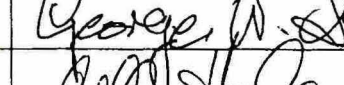
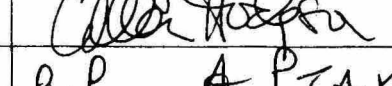
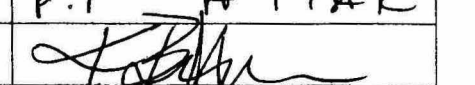
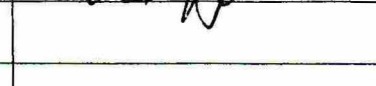

The Village P and R Commission have recommended signage similar to that used by Metro Vancouver, it is manufactured by a company in Surrey and looks very professional. All signs are sized to fit on a regular 4 x 4 Post.

Thank you for your consideration in this matter.

Dated 12 Sept 2010

Petition Signatures.

20 Sept 2010

House Number	Name	Signature
259	GUNNAR TINBOLL	
251	JOHN C JONES	
243	EVELYN FARINA	
241	EMIL WENK	
239	ANETTE CLARKE	
231	Lidia Lanfranchi	
227	JACK GIBSON	
223	MICHEL LEGAULT	
219	Ellie Cranfield	
217	GEOFF MIDDLETON	
215	NIZARALI	
257	JOFF O'HIO	
249	Lisa Kenney	
237	G. D. Stunt	
233	Colleen Hodgson	
257	ANIA PTAK	P.P A PTAK
261	K BURNINGHAM	

COMMUNITY RELATIONS 2010 ANNUAL REPORT

LOWER MAINLAND—SOUTH COAST METRO VANCOUVER EAST

Buntzen Reservoir



Welcome to the 2010 Annual Report to Communities.

This is BC Hydro's third annual report and my first as BC Hydro's President and CEO.

Following several years as Deputy CEO for the Vancouver Organizing Committee for the 2010 Olympic and Paralympic Games, I joined BC Hydro in May just a few months before the *Clean Energy Act* came into effect in

July. This ambitious plan marks a new way of thinking about our province's abundant renewable energy resources, and so I would like to take this opportunity to discuss the Act and how it relates to communities.

The Act sets the foundation for the province to become a clean energy powerhouse. We will be a leader in reducing greenhouse gas emissions and we will continue to deliver clean renewable electricity to our customers. Above all, the Act is a plan for the future prosperity of all British Columbians, including enabling economic growth and job creation in every region.

In last year's report, we talked about the importance of communities embracing conservation and energy-efficiency measures to help B.C. become electricity self-sufficient and meet future demand. We also highlighted some of the BC Hydro programs that communities are engaging in to help make this happen—Sustainable Communities program, Team Power Smart, the Product Incentive Program and the Fridge Buy-Back Program.

Conservation remains a pivotal part of our planning for the future and I would like to thank our province's communities for all the leadership you continue to show in this area. Today, with the *Clean Energy Act* in place, there are even more opportunities for communities to be part of the plan to build a stronger province.

For example, BC Hydro is developing a new distribution extension policy to help connect rural and remote communities to BC Hydro's clean electricity grid.

Further, more than 36,000 jobs are expected to be created through investments in Site C, and the Mica Dam and Revelstoke Dam upgrades. And the construction of the Northwest Transmission Line will create even more regional economic opportunities.

This is an exciting time for all of us and I look forward to working together with communities across the province. I encourage you to find out more about the plans ahead and opportunities available at www.powerofbc.ca.

Sincerely,

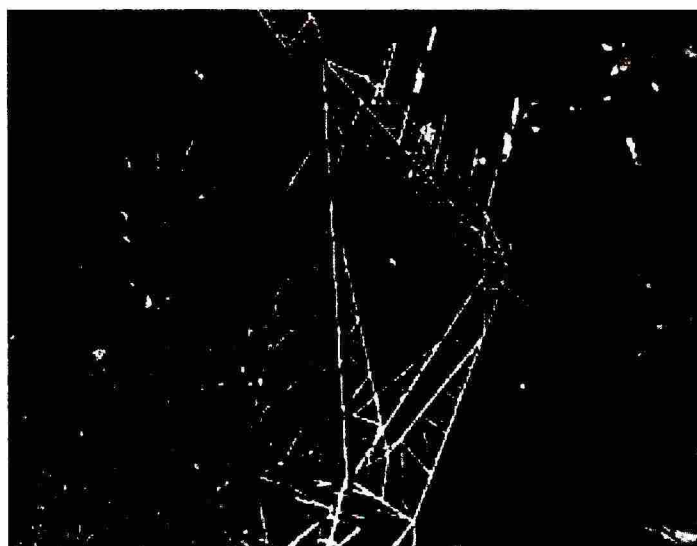
David Cobb
President and CEO
BC Hydro

BC HYDRO/BCTC INTEGRATION

One key component of the *Clean Energy Act* is the consolidation of BC Hydro and BC Transmission Corporation (BCTC) back into a single entity that will plan and deliver the clean energy required to meet British Columbia's growing demand for electricity. The two companies have now integrated into a single organization with one board of directors and executive, and have transferred all of BCTC's assets, liabilities and employees to BC Hydro.

BCTC was originally created in 2003 in response to calls for increased independence of transmission, and the development of regional transmission organizations. Regional transmission organizations did not develop in the Pacific Northwest, and the movement towards greater independence for transmission was halted. This presented an opportunity to consolidate BC Hydro and BCTC to increase alignment and save ratepayers' money.

Local government and community leaders will continue to be served by BC Hydro community relations representatives in all parts of the province.



BC Hydro

FOR GENERATIONS

bchydro.com

COMMUNITY RELATIONS 2010 ANNUAL REPORT

LOWER MAINLAND—SOUTH COAST: METRO VANCOUVER EAST REGION—Continued

THE CLEAN ENERGY ACT

The new *Clean Energy Act* establishes a long-term vision for British Columbia to become a clean-energy powerhouse. The Act sets the foundation for a future of electricity self-sufficiency, job creation and reduced greenhouse gas emissions, powered by unprecedented investments in clean, renewable energy across the province. The Act builds upon British Columbia's unique heritage advantages and wealth of clean, renewable energy resources.

The new *Clean Energy Act* focuses on three priorities:

1. Ensuring Electricity Self-Sufficiency at Low Rates

The Act will strengthen B.C.'s legislated goal of electricity self-sufficiency by 2016 with a new regulatory framework for long-term electricity planning, bold commitments to clean and renewable electricity generation, streamlined approval processes, and new measures to promote electricity efficiency and conservation. It also strengthens protection for B.C. ratepayers with new measures to promote competitive rates and to ensure that all of the benefits from the province's heritage assets continue to flow to British Columbians. These objectives will be accomplished through long-term planning; public investments and conservation; and new investments in clean, renewable power and energy security. The British Columbia Utilities Commission will continue to ensure appropriate rates are set in advancing government's energy objectives and long-term resource plans.

2. Harnessing B.C.'s Clean Power Potential to Create Jobs in every Region

The Act will provide BC Hydro and renewable power producers the tools to enable economic growth and job creation in every region throughout

British Columbia. It will enable BC Hydro to maximize the value of its energy resources for ratepayers and taxpayers. It will provide a new model to secure long-term export power sales to other jurisdictions seeking clean power by partnering with renewable power producers without risk or cost to B.C. ratepayers.

The Act also creates a First Nations Clean Energy Business Fund to provide the opportunity for First Nations to create investment and jobs in renewable power production.

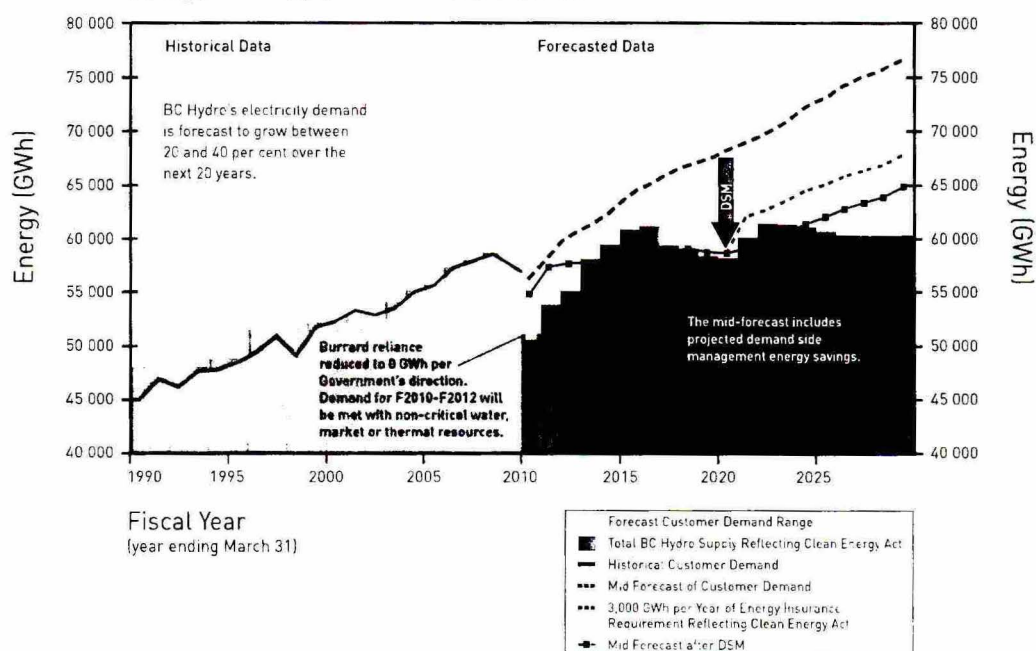
3. Strengthening Environmental Stewardship and Reducing Greenhouse Gases

The Act enshrines in law measures the Province will take to reduce greenhouse gas emissions, help customers save money through conservation and protect the environment.

The Environmental Assessment Act process will be strengthened to specifically provide for assessments of potential cumulative environmental effects. In addition, the development or proposal of energy projects in parks, protected areas and conservancies will be prohibited by law.

The *Clean Energy Act* builds on the work of the Green Energy Advisory Task Force, appointed in November 2009 to provide insights and recommendations on a comprehensive strategy to put B.C. at the forefront of clean energy development.

BC HYDRO'S ELECTRICITY GAP BC Hydro's Supply and Demand Outlook



Over the next ten years, the population of 4.4 million in BC Hydro's service territory is expected to increase by approximately 505,000. This would increase our customer base by about 226,000 accounts. Beyond population growth, long-term expansion of the B.C. economy will also influence demand. Shifts in consumption patterns and habits can lower the overall magnitude of demand growth.

DSM: Energy conservation and efficiency through Demand-Side Management.

COMMUNITY RELATIONS 2010 ANNUAL REPORT

LOWER MAINLAND—SOUTH COAST: METRO VANCOUVER EAST REGION—Continued

CAPITAL PROJECTS

We need to invest in renewing BC Hydro assets so that our ratepayers have reliable, clean energy well into the future. BC Hydro is embarking on significant multi-year investments into our infrastructure. Examples of work this past year includes:

Ruskin Dam—Significant activity took place this year at Ruskin Dam, located near Mission in the Fraser Valley. A high-profile slope is once again green and growing through the innovative use of bioengineering. The hillside above the dam was re-contoured as part of the seismic upgrades for Ruskin. Control of erosion and minimizing surface runoff were critical as the site is above Hayward Lake—a drinking water source for the District of Mission—and salmon habitat of Stave River. The estimated investment is approximately \$700 million.



Ruskin Dam after re-contouring

Buntzen—The spillways at the Buntzen facility have been upgraded and attention has now turned to a turbine replacement project, an estimated investment of \$18 million.

Bridge River System—The Seton Power Canal, part of the Seton Dam system and located west of Lillooet was dewatered to allow crews to inspect the canal and conduct regular maintenance. This work is conducted about every five years. The concrete structure needs to be cleaned of gravel and debris, assessed, and maintained regularly. Local pink salmon depend on the water supplied by the canal in two nearby spawning and rearing channels, requiring extra consideration of the health of the fish. During the dewatering, BC Hydro partnered with the Department of Fisheries and Oceans (DFO) and the Cayoosh Indian Band to maintain a minimum water flow and protect the fish populations. A fish salvage operation was undertaken as the water was draining out of the canal. Thousands of fish were recovered and transported to Seton Lake and released there. The undertaking was monitored to ensure that appropriate environmental practices were followed.

Vancouver City Central Transmission (VCCT) Project—This project to provide continuing reliable electricity to the growing neighborhoods of Mount Pleasant and South False Creek in Vancouver was filed with the BC Utilities Commission in September 2009. Construction will begin this fall and a project in-service date is scheduled for November 2012. The estimated investment is \$201 million.

QUICK FACTS

BC Hydro generates over 43,000 gigawatt hours of electricity annually to supply more than 1.8 million customers

BC Hydro's Electric Generation System consists of 30 integrated hydroelectric generating stations, two gas-fired thermal power plants and one combustion turbine station and has a total installed generating capacity of over 11,000 megawatts (MW).

The BC Hydro high-voltage transmission system consists of 18,531 kilometres of transmission lines, operating at voltages from 60 kV to 500 kV.

56,780 kilometres worth of distribution lines carry the electricity through our meters to our customers to power homes and businesses.

Many of BC Hydro's power-generating facilities were built decades ago, and needed additional refurbishment and expansion to continue providing reliable electricity to British Columbians. BC Hydro is investing significant funds to address our aging infrastructure.

Last year's net income was \$366 million, compared with \$369 million the year before, resulting on a return on equity of 11.75 per cent.

Power Smart conservation programs delivered cumulative energy savings of 983 GWh—equivalent to powering 65,700 homes for a year.

The average household in BC Hydro's service area uses 11,258 kWh per year.

NEW INDUSTRY PROGRAM TO SAVE INDUSTRY MONEY

A new program is expected to help B.C.'s industrial sector save about 400 gigawatt hours per year of electricity over the next four years. This is enough to meet the annual power needs of close to 20,000 homes. The Power Smart Partners Transmission program offers incentives and rebates to help industrial customers.

The *Clean Energy Act* directs BC Hydro to meet 66 per cent of the province's incremental electricity needs through efficiency and conservation by 2020. This is up from the 50 per cent target set in the 2007 Energy Plan. The program offers up to 100 per cent funding for energy efficiency projects under \$1 million and up to 75 per cent funding for energy efficiency projects over \$1 million.

Catalyst Paper is taking advantage of BC Hydro's new offer. BC Hydro estimates that the industrial sector uses about one third of the total electricity consumed in B.C. each year, but is responsible for 45 per cent of the annual Power Smart savings.

COMMUNITY RELATIONS 2010 ANNUAL REPORT

LOWER MAINLAND—SOUTH COAST: METRO VANCOUVER EAST REGION—Continued

CALLS FOR POWER

Bioenergy Call

- In June, BC Hydro released details of the second phase of the Bioenergy Call for Power. The request for proposals is for projects utilizing any form of clean or renewable biomass. That includes forest-based biomass and sawmill residue, and potentially dedicated energy crops, organically sourced material separated from municipal solid waste, and other fuels.

The call for bioenergy proposals was issued province-wide. The Ministry of Forests and Range has identified the following areas as having available fibre supply: the Smithers/Fort St. James corridor, Mackenzie, Northeast B.C., Central and Northern Vancouver Island, Cariboo-Chilcotin, and Northwest B.C.

Clean Power Call

- The Clean Power Call RFP was completed in July 2010, and 27 projects have been awarded BC Hydro electricity purchase agreements. In total these projects will deliver nearly 3,300 GWh of energy per year, of which 1,246 GWh per year is from wind.

In total, these projects will deliver enough electricity to power more than 290,000 homes. These 27 clean energy projects will create 3,800 person years of employment during construction and more than \$3.8 billion in capital investment in our province. The proposals include 19 run-of-river hydro projects, one redeveloped storage hydro project, six wind projects and one waste heat project in 17 communities across B.C.

The Clean Power Call projects will complement electricity purchase agreements awarded in the last year-and-a-half under the Phase One Bioenergy Call for Power, the Standing Offer Program, as well as bilateral agreements that have enabled BC Hydro to acquire close to 4,600 GWh annually of clean, reliable electricity.

The following projects have been selected in the Lower Mainland—South Coast region:

Proponent Name	Project Name	Technology	Nearest Community	Capacity (MW)	Firm Energy (GWh/year)
Proposals Selected March 31, 2010					
ENMAX Syntaris	Culliton Creek	Run-of-river	Squamish	15	56
Bid Corp. (an Affiliate of Syntaris Power Corp)					
Run of River Power Inc.	Mamquam River	Run-of-river	Squamish	25	68
Proposals Selected March 11, 2010					
C-Free Power Corp	Jamie Creek	Run-of-river	Gold Bridge	19	41
Cloudworks Energy Inc.	Big Silver-Shovel Creek	Run-of-river	Harrison Hot Springs	37	110
	Northwest Stave River	Run-of-river	Mission	18	44
	Tretheway Creek	Run-of-river	Mission	21	56
Creek Power Inc	Upper Lillocet R Hydroelectric	Run-of-river	Pemberton	74	143
	Boulder Creek Hydroelectric	Run-of-river	Pemberton	23	48
	North Creek Hydroelectric	Run-of-river	Pemberton	16	34
NI Hydro Holding Corp (rep Stixwim Partnership and Stixwim First Project Corp.)	Ramona 3 Chickwat Creek CC Creek	Run-of-river (3 separate projects)	Sechelt	45	198
Plutonic Power Corp and GE Energy Financial Services Co	Upper Toba Valley Hydroelectric	Run-of-river	Powell River	124	214

COMMUNITY RELATIONS 2010 ANNUAL REPORT

LOWER MAINLAND—SOUTH COAST: METRO VANCOUVER EAST REGION—Continued

RELIABILITY PERFORMANCE

BC Hydro recognizes how important the reliable supply of electricity is to our customers. By continuing to invest in our electrical system, we expect to see enhanced levels of reliability for our customers.

In 2009, the BC Hydro average interruption duration per customer was 2.5 hours compared to 2008, which was 2.45 hours. The average number of interruptions per customer in 2009 was 1.77 which is an improvement over 2008, which was 2.16.

The information below provides some comparisons for 2009 from the Lower Mainland—South Coast region:

2009

BC HYDRO DISTRICT	AVERAGE CUSTOMER INTERRUPTION DURATION (HOURS)	AVERAGE NUMBER OF INTERRUPTIONS PER CUSTOMER
Abbotsford	1.99	2.69
Chilliwack/Hope	2.78	1.58
Coquitlam	3.02	1.44
Fraser Valley West	2.57	1.08
Lillooet	3.32	4.97
North Shore	1.36	1.09
Powell River	4.27	2.85
Sechelt	2.33	2.48
Squamish	2.01	1.40
Vancouver/Burnaby	1.83	0.72

2008

BC HYDRO DISTRICT	AVERAGE CUSTOMER INTERRUPTION DURATION (HOURS)	AVERAGE NUMBER OF INTERRUPTIONS PER CUSTOMER
Abbotsford	2.26	1.89
Chilliwack/Hope	2.01	3.12
Coquitlam	2.63	2.42
Fraser Valley West	1.96	1.28
Lillooet	2.29	1.94
North Shore	4.84	1.30
Powell River	2.52	1.68
Sechelt	3.82	2.43
Squamish	2.92	0.33
Vancouver/Burnaby	3.08	0.61

SMART METERING AND SMART GRID PROGRAMS

BC Hydro is upgrading the electricity grid system through the Smart Metering and Smart Grid Programs and these programs will transform how we think about and consume electricity.

The first step in the Smart Metering Program is installing over 1.8 million smart meters across the province, enabling two-way communications between the customer and the utility. Implementation of smart meters and their supporting infrastructure is targeted to be completed by the end of 2012.

Optional in-home feedback tools and conservation rates will provide customers with more control over their energy use, enabling them to save energy and money. For example, an interactive web portal will provide next day usage information and tools to help customers manage their energy use, and in-home displays will translate consumption into dollars and cents. Customers who take advantage of these new tools and rates will be able to save approximately \$145 to \$450 per year.

Together, the Smart Metering and Smart Grid Programs will give BC Hydro more visibility over the grid through the implementation of advanced infrastructure and telecommunications, helping to improve overall service, reduce outages, minimize theft and improve operational efficiencies—all contributing to help keep rates low, directly benefiting our customers.

For example, there are instances when BC Hydro only knows of an outage when customers call to report it. Smart meters will send a signal to BC Hydro when power goes out and when it has been restored. This will help BC Hydro understand the location and extent of an outage before crews are dispatched, improving overall restoration times and service to customers and communities. Additionally, advanced technology installed on power lines will help determine where theft of electricity is occurring. Reducing theft will improve public safety and help to mitigate rate impacts for legitimate customers.

The Smart Metering and Smart Grid Programs will contribute to economic development and innovation in British Columbia through: the creation of more information-based jobs; freeing energy and capacity for their highest and best use; and creating new opportunities for BC-based businesses.

These steps will enable customers to actively manage their energy choices, adopt new energy conservation solutions, and benefit from an electricity grid that is modern, reliable, safe and cost effective.



COMMUNITY RELATIONS 2010 ANNUAL REPORT

LOWER MAINLAND—SOUTH COAST: METRO VANCOUVER EAST REGION—Continued

VEGETATION MANAGEMENT

BC Hydro's electrical distribution system is among the world's most efficient. But every year our customers are inconvenienced by power outages caused by broken branches or fallen trees that cause outages.

Trees account for a significant number of BC Hydro's power interruptions. Damaged or fallen power lines can also create severe public safety hazards, such as fires or electrocution.

BC Hydro spends more than \$20 million annually repairing tree-damaged power lines, and removing weak or hazardous trees near high voltage power lines.

At the same time, BC Hydro recognizes the practical and aesthetic value of trees to our homes and our communities. BC Hydro encourages the planting and maintaining of trees (even those close to power lines) provided the tree is appropriate for its location.

BC Hydro's vegetation coordinators are well-qualified vegetation specialists who are trained in proper pruning methods and are able to identify potential tree hazards. BC Hydro's pruning work is done by contractors with fully trained and equipped staff. All contractor credentials and their equipment are checked by BC Hydro.



Some processes that BC Hydro follows to ensure power line safety are as follows.

Pruning

Trees that could grow into power lines are generally pruned on an established cycle. The specifications call for pruning practices that not only provide for appropriate safety clearances, but also contribute to the long-term health of the trees.

BC Hydro standards call for proper arboricultural pruning, which may require that single individual branches be removed. Arboricultural studies have shown that this method is much less damaging to tree health than shirring or making multiple smaller cuts.

Removal of Trees

Hazard trees (containing weaknesses or flaws) that are likely to break or fail and damage power lines may need to be removed. BC Hydro vegetation coordinators are trained to identify such trees. If a hazard tree is identified on private property, BC Hydro will advise the customer and offer to safely bring the tree down at no charge. BC Hydro can often assist the customer with removal of debris.

If requested, BC Hydro will also help customers remove trees that require regular pruning to prevent them from growing into power lines or becoming hazardous at a later date.

BC Hydro does not remove trees unless they present a potential danger to our lines.

Tree Planting

BC Hydro heartily endorses tree planting. We only ask that customers be aware of power lines and consider a tree's final mature height before planting. Additional information may be found at bchydro.com and then search "Planting Near Powerlines".

SOUTHERN ST'ÁT'IMC COMMUNITIES GRID CONNECTION PROJECT

Four remote St'át'imc communities will enjoy the benefits of clean, affordable, and reliable energy as part of BC Hydro's Remote Communities Electrification (RCE) program. The communities of Baptiste Smith, Skookumchuck (Skatin), Port Douglas, and Tipella will be connected to BC Hydro's electrical grid by the end of 2010.

Each of these four communities currently receive their electricity via diesel generation systems which have been unreliable, costly, and producers of greenhouse gas emissions. To eliminate these systems, BC Hydro is tapping into an existing 360 kv transmission line, constructing two new substations, and building 30 kms of single-phase distribution lines along existing roads.

Co-financed by the RCE program and Indian and Northern Affairs, this \$30 million project has received its Environmental Assessment Certificate and British Columbia Utilities Commission (BCUC) approval.

A project open house was held on May 21, 2009 in Pemberton which gave stakeholders an opportunity to learn more about the project, identify concerns, and provide comments related to the preliminary design and concepts of the project.

MEETING WITH OUR COMMUNITIES

BC Hydro is committed to building new stakeholder relationships and reinforcing those already established in the region. We take an open and transparent approach to communications throughout the year. BC Hydro hosts a variety of meetings to facilitate dialogue about our activities and to listen and act on your concerns. We have met with the following local government Councils and/or staff in 2009/10: Village of Belcarra; Municipality of Bowen Island; City of Chilliwack; Town of Gibsons; City of Coquitlam; City of Langley; Township of Langley; District of Lillooet; District of Maple Ridge; District of Mission; City of North Vancouver; Village of Pemberton; City of Port Coquitlam; Powell River Regional District; District of Sechelt; Squamish Lillooet Regional District; City of Surrey; City of Vancouver; District of West Vancouver; Resort Municipality of Whistler.

Please contact us directly if you would like to request a meeting (contact information on the back page).

COMMUNITY RELATIONS 2010 ANNUAL REPORT

LOWER MAINLAND—SOUTH COAST: METRO VANCOUVER EAST REGION—Continued

GRANTS IN LIEU

BC Hydro pays net property tax and grant payments to local governments. The grant program is a Provincial Government initiative and the amounts paid are dictated under the current legislation. Listed below are the grants paid to each community within the **Metro Vancouver East** area.

2010 Net Property Tax and Grant Payments as at June 30, 2010

MUNICIPALITY/DISTRICT	SCHOOL TAXES	GRANTS	OTHER TAXES	TOTAL PAYMENTS
Anmore, Village of	375,726.88	71,750.83	---	447,477.71
Belcarra, Village of	15,436.80	13,361.94	---	28,798.74
Coquitlam, City of	1,234,095.19	915,414.00	13,759.08	2,163,268.27
Langley, City of	70,236.00	162,040.87	---	232,276.87
Langley, Township of	728,575.20	743,715.33	26.93	1,472,317.46
Maple Ridge, District of	1,037,359.46	541,223.23	1,611.34	1,580,194.03
Pitt Meadows, District of	91,509.12	101,242.73	---	192,751.85
Port Coquitlam, City of	140,645.22	293,671.96	5,036.50	439,353.68
Port Moody, City of	908,697.60	1,403,305.73	---	2,312,033.33
Surrey, City of	5,117,811.27	6,986,753.28	235,950.80	12,340,515.35
White Rock, City of	72,838.08	94,584.04	3,216.53	170,638.65

COMMUNITY INVESTMENT & OUTREACH

BC Hydro is committed to supporting organizations and initiatives in the communities it serves. Through our donations and sponsorships we make monetary and in-kind contributions to support initiatives in our key funding areas: Environmental Sustainability, Youth Education, and Community Leadership. We would welcome applications from your area that meet the criteria, which can be found at www.bchydro.com/outreach. Organizations can apply online and are welcome to contact Chris Joy for more information, at 604 623 4232.

The Lower Mainland—South Coast region was supported with a donations and sponsorship budget of \$90,000 for fiscal year 2009/2010. Listed below are some organizations within the Metro Vancouver East area that BC Hydro supported this year.

APPLICANT	COMMUNITY	DONATION/SPONSORSHIP
Eagle Ridge Hospital Foundation	Tri-Cities	\$2500
Environmental Extravaganza - City of Surrey	Surrey	\$1000
National Aboriginal Day - City of White Rock	White Rock	\$1000
Port Coquitlam Bear Aware Program	Port Coquitlam	\$500
Port Moody Firefighters	Port Moody	\$250
Port Moody Golden Spike Days	Port Moody	\$1500
Port Moody Public Library	Port Moody	\$2000
Ridge Meadows Rivers Day	Maple Ridge	\$600
Salmon Enhancement Program Workshop	Maple Ridge	\$500
Semiahmoo Fish and Game Club	Surrey	\$1000
Tri-Cities Chamber of Commerce - Business Excellence Awards	Tri-Cities	\$1000

BC Hydro is also proud to support local regional government conferences. In 2009, we sponsored the Lower Mainland Local Government Association, held last year in Harrison Hot Springs, and we are a major sponsor of the Union of British Columbia Municipalities conference.

COMMUNITY RELATIONS 2010 ANNUAL REPORT

LOWER MAINLAND—SOUTH COAST: METRO VANCOUVER EAST REGION—Continued

BC Hydro challenged students in Grade 4 to 12 to nominate the environmental organizations that are making a difference in their communities. Seventeen organizations received Community Champion financial awards from BC Hydro. Below are some Community Champions and their nominees.



City of North Vancouver volunteer Jerry MacPherson and other volunteers nominated by Teacher Laurie Reichert and the Brooksbank Green Team (Grade 4) at Brooksbank Elementary School.



Harold Bishop Elementary School in Surrey nominated Catching the Spirit.



St. Augustine Elementary School (Vancouver) nominated the Northwest Wildlife Preservation Society for providing engaging programs that educate students about the importance of preserving natural habitats.



BC Hydro and the YWCA Vancouver co-sponsor the 'Green Choice Career Forum' for High School aged girls in the LMSC Region. The program provides insight from professional women representing a broad spectrum of careers under the umbrella of sustainability.

NOMINEES



Renee Gillett, Program Manager, and staff of S.U.C.C.E.S.S. Fraser Valley Self Employment Program receive the Reflective Workforce Award from Raj Sharma, BC Hydro Recruitment Manager, at the 2010 Fraser Valley Cultural Diversity Awards.

BC HYDRO COMMUNITY RELATIONS

If you have questions or concerns, please contact:

Arlene Shwetz
Manager, Community Relations
604 623 4468
arlene.shwetz@bchydro.com

Steve Higginbottom
Community Relations Coordinator
604 623 3593
steve.higginbottom@bchydro.com

Rochelle van Halm
Stakeholder Engagement Advisor
Capital Projects—Lower Mainland-South Coast
604 529 5546
rochelle.vanhalm@bchydro.com

Chris Joy
Public Affairs Research Assistant
604 623 4232
chris.joy@bchydro.com

BC Hydro

FOR GENERATIONS

To report a power outage call: 1 888 POWERON (1 888 769 3768) or *HYDRO (*49376) from your cell.

bchydro.com

T.2

RECEIVED
SEP 28 2010



FILE #	SEP 29 2010
0230-01	
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> ACCTS P/R
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DATE Oct 18/10	
	INITIAL
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Dear Colleague:

The British Columbia Lung Association is working with Health Canada to raise awareness of radon gas as a potential health risk, and to promote radon testing in British Columbia homes.

Radon is a colourless, odourless, tasteless gas that occurs naturally in the ground and can seep into a home undetected. Long term exposure to radon gas increases the risk of developing lung cancer. Radon is the second-leading cause of lung cancer after tobacco use, and smokers are at an even greater risk than non-smokers.

Health Canada is encouraging all Canadians to test their homes for radon. The only way to know the level of radon in your home is to take a simple and inexpensive test. If the radon level is above the Canadian Guideline then steps should be taken to reduce it. We appreciate your help in raising your clients' awareness of radon as an important health risk.

Please display the enclosed brochures so that your clients will be aware of radon educational forums coming to your community. Alternatively, please pass on this information to other stakeholders.

Further information on radon is available from both Health Canada <http://www.healthcanada.gc.ca/radon> and British Columbia Lung Association www.bc.lung.ca. Or call the Lung Association at 604.731.5864 and outside the Lower Mainland at 1.800.665.5864.

Thank you for your cooperation in raising awareness of this important health issue.

Yours truly,

Scott McDonald
CEO, British Columbia Lung Association

THE  LUNG ASSOCIATION™
British Columbia

Funding for this project was provided
by Health Canada.

RADON AND YOUR HEALTH

What you need to know.

Contact us to find out more:

THE  LUNG ASSOCIATION™
British Columbia

2675 Oak St., Vancouver, BC V6H 2K2
604-731-5864 • Call toll free 1-800-665-5864
fax: 604-731-5810 • www.bc.lung.ca / info@bc.lung.ca



www.bc.lung.ca

WHAT IS RADON?

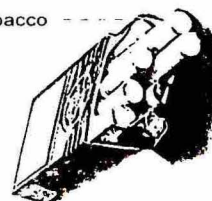
Radon is a radioactive gas that occurs naturally when uranium in soil and rock breaks down. It is invisible, odourless and tasteless. When released from the ground into the outdoor air, radon is diluted and is not a concern. However, in enclosed spaces such as homes, it can sometimes accumulate to high levels, which can put people's health at risk.

WHAT ARE RADON'S HEALTH EFFECTS?

Radon gas decays to form radioactive elements that can be inhaled into the lungs. In the lungs, the process of decay continues, creating more radioactive particles that release small bursts of energy. This energy is absorbed by nearby lung tissues, damaging lung cells. Damaged cells could potentially result in cancer when they reproduce.

The risk of developing cancer due to radon depends on both the level of radon and the length of exposure to that level. Exposure to high radon levels in indoor air increases a person's risk of developing lung cancer.

Radon exposure and tobacco use together can significantly increase lung cancer risks. For example, a lifelong smoker who is not exposed to radon has a one in eight risk of developing lung cancer. With exposure to high radon levels, that risk grows to one in three. On the other hand, a non-smoker exposed to the same high radon levels has a lower lifetime lung cancer risk of one in twenty.



HOW CAN RADON GET INTO ONE'S HOME?

Air pressure inside the house is usually lower than in the soil surrounding its foundation. This difference in pressure draws air and other gases, including radon, from the soil into homes.

Radon can enter through any opening in the area where the house is in contact with the soil. This includes cracks in foundation walls and in floor slabs, construction joints, gaps around service pipes, support posts, window casements, floor drains, sumps or cavities inside walls.



WHAT ARE THE RADON LEVELS IN CANADA?

Radon is found across Canada because it occurs naturally in soil. Concentrations differ greatly, but are usually higher in areas where there is a higher amount of uranium in underlying rock and soil. Some amount of radon is found in almost every home, but concentration levels will vary from one house to another, even if they are similarly constructed and stand next to each other. Only a small percentage of homes are expected to have radon levels above the guideline, but the only sure way of knowing a home's radon level is to have it tested.

WHAT IS THE CURRENT CANADIAN GUIDELINE FOR RADON IN INDOOR AIR?

Based on new information about potential health risks, the current Canadian guideline for radon



] Please send me details on making a regular donation to help fight lung disease.

] I wish to make a donation of \$ _____

] I want information on other lung diseases.
Please specify which disease/s: _____

] Please send me details on how I can join the
Better Breathers' Club support group for people
with breathing problems.

After filling in your details on the reverse side, return to:

THE  LUNG ASSOCIATION™
British Columbia

2675 Oak St., Vancouver, BC V6H 2K2

in indoor air is 200 Becquerels per cubic metre (200 Bq/m³) per dwelling. This guideline represents a reduction from the former 800 Bq/m³ guideline. A Becquerel is equivalent to one radioactive disintegration per second. Individual dwelling owners should reduce radon levels as much as they reasonably can, using methods that are affordable and practical, and ensure that levels don't go above the new guideline.

At 800 Bq/m³, the risk for a non-smoker is higher than for all common accidental deaths (from motor vehicle accidents, drowning, falls, fire and more) combined. If we take precautions against accidental deaths by wearing seatbelts and lifejackets and by ensuring that our smoke detectors are working, we should also be testing our homes for radon.

HOW ARE HOMES TESTED FOR RADON?

Testing for radon is easy and inexpensive. There are several types of devices that can be used to test a dwelling for radon. Short-term radon test devices are typically used for a period of 2 to 7 days, while long-term radon test devices are used for 3 to 12 months. Since radon concentration inside a home may vary over time, measurements gathered over a longer period of time will give a more accurate picture of the annual average radon concentration. Health Canada recommends that homes be tested for a minimum of three months, ideally between October and April. For more information on how to test for radon, visit the Health Canada website at www.healthcanada.gc.ca/radon.



WHERE CAN A RADON TEST DEVICE BE OBTAINED?

Currently, radon test devices can be ordered via telephone or on the Internet from Canadian companies and US-based service providers. The test device is mailed and complete instructions on how to set it up and send it back for lab analysis after the testing period is over are provided. Health Canada is also encouraging home improvement and hardware retailers to stock and sell some of these devices. The cost of testing typically ranges from \$50 to \$100.



WHERE AT HOME SHOULD THE TEST BE PERFORMED?

To get a realistic estimate of radon exposure at home, all measurements should be made in the lowest lived-in level of the house, i.e., the lowest level that is used or occupied for more than four hours per day. For some, this may be a basement with a recreational room; for others, this will be the ground floor. If a basement is used only once a week to do laundry, there is no need to test on that level as exposure time will not be long enough to create health effects.

WILL HIGH RADON LEVELS AFFECT A HOME'S VALUE?

When a high radon level is detected at home, the problem can often be successfully addressed at a cost lower than the value of the house. Because fixing the problem may in fact protect the value of one's home, it pays to attend to it just like any other items requiring regular home maintenance.

HOW CAN RADON LEVELS AT HOME BE REDUCED?

For homes with radon levels above the guideline of 200 Bq/m³, the following measures are recommended:

- Increase mechanical ventilation via a heat recovery ventilator (HRV) to allow exchange of air.
- Seal all cracks and openings on foundation walls and floors and around pipes and drains.
- Paint basement floors and foundation walls with two coats of paint and sealant.
- Ventilate the basement sub-flooring by installing a small pump to draw radon from under the concrete slab to the outside before it can enter the house.
- Renovate existing basement floors, particularly earth floors.



Active Soil Depressurisation (ASD) is the most common and effective radon reduction method; it is typically performed by a contractor.

When hiring a contractor to do ASD, Health Canada recommends that the contractor be certified by an accredited organization. Health

Canada is working with stakeholders and partners to develop a set of certification requirements for radon mitigation companies.

Currently, Health Canada recognizes the certification programs offered by the National Environmental Health Association (NEHA) (visit www.neha-nrpp.org or call 1800 269-4174) and the National Radon Safety Board (NRSB) (visit www.nrsb.org or call (914) 345-1168).

HOW MUCH WILL IT COST TO LOWER RADON LEVELS AT HOME?

The cost of radon reduction will depend on the size and design of a house and the amount of work required. Typically, the cost will range from \$50 to \$3,000.

WHERE CAN ONE LEARN MORE?

For more information on radon and testing one's home, visit the Health Canada website at www.healthcanada.gc.ca/radon or call 1 800 O-Canada (1 800 622-6232).

Health Canada and the Canada Mortgage and Housing Corporation (CMHC) publish a booklet called "Radon – A Guide for Homeowners" that provides more information on radon, including testing for it and reducing high concentration levels. For a free copy, visit the CMHC website at www.cmhc-schl.gc.ca and search for "radon" or call 1 800 668-2642.

Source: "Radon: Is it in Your Home?", Health Canada (2008). Adapted and reproduced with the permission of the Minister of Public Works and Government Services Canada, 2009.

DOES LUNG DISEASE AFFECT YOUR FAMILY?

If you are concerned about lung disease, please fill in your details below. Then, turn over to tick the boxes before returning this coupon to us.

Name _____

Address _____

STREET

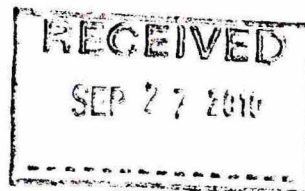
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E-mail _____

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BRITISH COLUMBIA ACHIEVEMENT FOUNDATION



September 20, 2010

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Max Wyman, OC

Seven years ago, the British Columbia Achievement Foundation launched the British Columbia Community Achievement Awards to celebrate excellence in community service. Since that time, we are proud that these awards have recognized the contributions of 248 outstanding British Columbians involved in such fields as arts, culture, sports, education, health care, environment, public life and volunteerism.

I am writing to ask you to reflect on the objectives of the Community Achievement Awards as outlined in the enclosed information. I encourage you to think about people in your community whose spirit, imagination, dedication and commitment have truly made a difference. I hope you will consider nominating them for this special award.

Throughout my time in public life, I have had the privilege of meeting many amazing and inspirational people - great achievers who work very hard behind the scenes serving their community quietly, yet significantly. These are people from all walks of life who have made a difference by identifying challenges and working out constructive solutions. They have been instrumental in helping society progress and, ultimately, they have contributed significantly to making British Columbia such a great province.

Thank you for considering the British Columbia Community Achievement Awards as an excellent way to formally thank those who have done so much for your community.

Sincerely,

Gordon Campbell, Premier
Board Member
British Columbia Achievement Foundation

FILE #	DATE
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INITIAL <u>[initials]</u>	
ITEMS: A - REQ. ACTION; B - INFO - W RESP; C - INFO ONLY	

PO Box 3663 Stn. Terminal, Vancouver, British Columbia, V6B 3K8
T: 604-261-9777/1-866-882-6088 F: 604-261-1964
info@bcachievement.com www.bcachievement.com



British Columbia Community Achievement Awards

NOMINATION DEADLINE: NOVEMBER 15

Celebrating the spirit, imagination,
dedication, and outstanding contributions
of British Columbians to their communities.

Nominate a deserving individual who raises
the quality and character of your community for a
British Columbia Community Achievement Award.

Generously sponsored by

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**BRITISH COLUMBIA
ACHIEVEMENT FOUNDATION**

*"Give back to the people
who give the most in
your community."*

British Columbia's communities are shaped by the people who live in them, and especially by the contributions of extraordinary individuals.

The British Columbia Community Achievement Awards celebrate British Columbians who go above and beyond in their dedication and service to others and who devote time and energy to making their communities more caring, dynamic, beautiful, healthy, and unique. They inspire by their example.

The British Columbia Community Achievement Awards are presented by the British Columbia Achievement Foundation, a foundation established in 2003 by the Province of British Columbia to celebrate excellence in community service, enterprise, arts and the humanities.

The BC Community Achievement Awards are generously sponsored by Postmedia Network, Canada's largest publisher of paid English language daily newspapers, whose strong presence in BC includes The Vancouver Sun, The Province, The Times-Colonist and numerous community newspapers throughout the province.



WHO IS ELIGIBLE FOR THESE AWARDS?

Any person or group may nominate a current or former long-term resident of British Columbia. Nominees will have made a significant contribution through a unique achievement or outstanding service—either as a volunteer or in the course of their work—in any area that provides a benefit to the community. These include, but are not limited to, arts and culture, sports and recreation, multiculturalism, environment, healthcare, education, civic duty, business innovation, community volunteerism, and youth or seniors' leadership.

Neither Members of Parliament or Members of the Legislative Assembly, past or present, nor members of the Judiciary are eligible for nomination. Posthumous nominations will not be accepted. Self nominations will not be accepted.

HOW DO I NOMINATE SOMEONE FOR THIS AWARD?

Complete the attached nomination form and submit it with:

- A letter describing the contributions of the nominee;
- A brief personal history of the nominee;
- Two current letters of support for the BC Community Achievement award nomination from individuals or organizations that describe the value and impact of the nominee's contributions to his/her community.

Nominations will remain confidential between the nominator and the Awards' program.

HOW ARE THE AWARD RECIPIENTS CHOSEN?

An independent group of community leaders will review the nominations and select approximately 30 award recipients. In its evaluation, the Advisory Council will consider the nominee's contribution and commitment to the community as well as the nominee's length of service and community impact.

WHAT DO THE AWARD RECIPIENTS RECEIVE?

In the Spring, recipients will attend a formal ceremony at Government House in Victoria where the Lieutenant Governor and the Premier of British Columbia will present the recipients with the British Columbia Community Achievement Medallion, a special commemorative medallion designed by renowned BC artist, Robert Davidson.

*Cultural hero, spirited,
undaunted, fearless, bold
Raising our awareness to
a higher understanding*

- Robert Davidson

BC Community Achievement Awards
Tel: 604.261.9777 or Toll Free: 1.866.882.6088
Email: info@bcachievement.com
Website: www.bcachievement.com

BRITISH COLUMBIA COMMUNITY ACHIEVEMENT AWARDS NOMINATION FORM

Please complete all four sections:

1 NOMINEE

NAME (MR./MRS./MS./MISS/DR.)

HOME ADDRESS

CITY/TOWN/PROVINCE/POSTAL CODE

DAYTIME TELEPHONE

EVENING TELEPHONE

EMAIL

ORGANIZATION (IF APPLICABLE)

ORGANIZATION ADDRESS (IF APPLICABLE) CITY/TOWN/PROVINCE/POSTAL CODE

Is the nominee a current or former long-term resident of BC? Yes/No

2 NOMINATOR

NAME (MR./MRS./MS./MISS/DR.)

ADDRESS

CITY/TOWN/PROVINCE/POSTAL CODE

DAYTIME TELEPHONE

EVENING TELEPHONE

EMAIL

ORGANIZATION (IF APPLICABLE)

How long have you known the nominee?

I have provided or made provision for all the nomination material required for a completed nomination package.

SIGNATURE OF NOMINATOR

DATE

List the individuals who are providing a letter of support for the nomination.

3 LETTER OF SUPPORT 1

NAME (MR./MRS./MS./MISS/DR.)

TITLE AND ORGANIZATION (IF APPLICABLE)

CITY/TOWN/PROVINCE/POSTAL CODE

DAYTIME TELEPHONE

ADDRESS

How long have you known the nominee?

4 LETTER OF SUPPORT 2

NAME (MR./MRS./MS./MISS/DR.)

TITLE AND ORGANIZATION (IF APPLICABLE)

CITY/TOWN/PROVINCE/POSTAL CODE

DAYTIME TELEPHONE

ADDRESS

How long have you known the nominee?

Nomination deadline: November 15

YOUR COMPLETED NOMINATION PACKAGE MUST INCLUDE:

1. Completed nomination form
2. Three letters: (maximum 500 words each)
 - A letter from the nominator giving the reasons for nomination.
 - Two letters of support for the BC Community Achievement award nomination from other individuals or organizations that describe the value and impact of the contributions of the individual.
3. Brief biographical sketch of the nominee as it relates to the nomination.
4. Optional: Up to five pages of additional material about your nominee.
5. Please do not send submission packages in binders or folders.

MAILING INFORMATION:

Mail or courier completed nomination package to:
BC Community Achievement Awards
c/o 6209 Angus Drive
Vancouver, BC V6M 3P2

For more information, please contact
Tel: 604.261.9777 or Toll Free: 1.866.882.6088
Email: info@bcachievement.com
Website: www.bcachievement.com

Please note that it is the responsibility of the nominator to ensure that the nomination is complete including the receipt of support letters by the deadline. All material received will be kept confidential.

Privacy Policy

The British Columbia Achievement Foundation is committed to protecting the privacy of people through responsible management of information received. Nominations are confidential between the nominator and the Awards program.

You may view the complete privacy policy at www.bcachievement.com or by calling the office for a copy.

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British Columbia Community Achievement Awards

"I believe it is important to recognize our finest citizens for their contributions to our province, and this special award is an ideal way to formally thank them for all that they have done for their communities. I invite you to consider the people within your community whose spirit, imagination, dedication, and commitment have truly made a difference and to nominate them for a British Columbia Community Achievement Award."

The Honourable Gordon Campbell, Premier
Board Member
British Columbia Achievement Foundation

For more information about the awards, please contact the BC Achievement Foundation.

Tel: 604.261.9777 or
Toll-Free 1.866.882.6088
Email: info@bcachievement.com
Website: www.bcachievement.com

BRITISH COLUMBIA ACHIEVEMENT FOUNDATION

BC Community Achievement Awards
BC National Award for Canadian Non-Fiction
Carter Vlost BC Creative Achievement Awards
BC Creative Achievement Awards for First Nations' Art
BC Aboriginal Business Awards



"I have been an Award winner myself for many years. It is a great honour to have my name on the list of nominees. I encourage you to nominate someone who has made a difference in British Columbia."

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The Province
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TIMES COLONIST

POSTMEDIA COMMUNITY PUBLISHING

**BRITISH COLUMBIA
ACHIEVEMENT FOUNDATION**





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: Sep. 23, 2010

FROM: Andre Isakov,
Community and Economic Development Officer

FILE: 2280-20-02-05

SUBJECT: Resort Municipality Initiative (RMI) Funding Agreement

ISSUE: To enter into a 2010 Resort Municipality Initiative (RMI) Funding Agreement with the Province of British Columbia.

The Ministry of Community and Rural Development has replaced the Resort Municipality Tax Transfer (RMTT) Program with a new Resort Municipality Initiative (RMI) Program. The new RMI Program follows the goals and the objectives of the previous RMTT Program but reflects the transition from a tax transfer to a grant program as a result of the Harmonized Sales Tax (HST) introduction in British Columbia. To continue to receive the resort municipality funding the Village is required to enter into a new funding agreement with the Province.

This new agreement will take the Village of Harrison Hot Springs to the end of 2010. At that point, a new arrangement for 2011 and beyond will be negotiated and a new Resort Development Strategy (RDS) will be established. The Ministry has committed to match the 2009 calendar year payments in 2010. Furthermore, the 2010 RMI agreement will continue with the programs and projects approved under the previous RMTT program. In essence, this means that there will not be any major changes to the program this year.

RECOMMENDATION:

THAT approval be given to enter into the 2010 Resort Municipality Initiative (RMI) Funding Agreement with the Province of British Columbia.

Respectfully submitted for your
consideration;

Andre Isakov
Community and Economic Development Officer

DIRECTOR OF FINANCE COMMENTS:

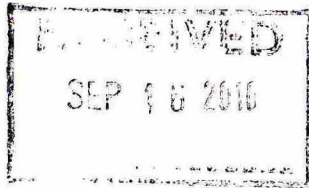
Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ted Tisdale
Chief Administrative Officer

S:\00 Electronic Filing\2200 - 2499 LEGAL MATTERS\2280 AGREEMENTS - Government Protocols & Cost Sharing Agreements\02 -
Provincial Government\2010.09.13 Resort_Municipality_Initiative_Agreement.RTC.doc



FILE #	DATE
2280-20-03-05	SEP 20 2010
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> ACCTS P/R
<input checked="" type="checkbox"/> SEC	<input type="checkbox"/> ADMIN
<input checked="" type="checkbox"/> DIR F	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> SUP P/W	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> PAYROLL TAX	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE <u>Oct 18/10</u>	
INITIAL <u>CD</u>	
(ITEMS: A - REQ, ACTION; B - INFO - W RESP; C - INFO ONLY)	

Ref: 137107

September 13, 2010

Mr. Ted Tisdale, CAO
Village of Harrison Hot Springs
PO Box 160
Harrison Hot Springs, BC V0M 1K0

Dear Mr. Ted Tisdale,

In a letter to you from Dale Wall, Deputy Minister of Community and Rural Development, dated July 26, 2010, he stated that a new Resort Municipality Initiative (RMI) Program will take the place of the Resort Municipality Tax Transfer (RMTT) Program that ended in June 2010. The elements of the new RMI will follow the goals and objectives of the previous RMTT and will provide continued funding for resort municipalities. We would like to work with you to complete the requirements for payment under the new RMI Program.

Each Resort Municipality will need to enter into a new funding agreement with the Province in order to receive payments under this new program. Two copies of a funding agreement for 2010 are attached. Please note that the payment amount in Schedule B of this agreement reflects the difference between the total amount of RMTT the Resort Municipality received in 2009 (calendar year – 12 months), less RMTT amounts received to date in 2010 (calendar year – 8 months).

1. Please complete and submit two copies of the agreement to the Ministry for approval no later than October 31, 2010.
2. A 2010 Project/Program Schedule (Schedule A to the agreement) listing all projects and programs to be funded from RMI, will need to be attached to this agreement. This Schedule should be a subset of the Five Year Expenditure Program that supports an approved Resort Development Strategy (RDS) and the approved RMTT Agreement.
3. It is expected that the 2010 Project/Program Schedule (Schedule A) will only include those activities approved under the previous RMTT Program, which had stakeholder input and support. Any proposed project or program expenditure for 2010 that was not previously approved will require Ministry approval. This may require an amendment to your RDS and additional stakeholder consultation before approval.

.../2

Ministry of
Community and Rural
Development

Strategic Initiatives Office
RuralBC Secretariat

Mailing Address:
PO Box 9853 Stn Prov Govt
Victoria BC V8W 9T5

Location:
2nd Fl, 800 Johnson St
Victoria BC

Phone: 250 952-7466
Fax: 250 387-7972

We are expecting to make this year's grant payment by November 30, 2010.

Details on funding arrangements for 2011 and beyond will be sent out soon. A new 5-year RDS will help each Resort Municipality define their projects and expected results.

If you have any questions about the agreement or the RMI, please contact either myself (by telephone at 250-953-3008 or email at Greg.Goodwin@gov.bc.ca) or Rob Rounds (by telephone at 250-387-4027 or e-mail at Rob.Rounds@gov.bc.ca).

Yours truly,

Greg Goodwin
Executive Director, Strategic Initiatives Office
Rural BC Secretariat

Enclosure

pc: Rob Rounds



This Transfer Under Agreement dated for reference the day of , 2010.

BETWEEN

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE
OF BRITISH COLUMBIA, represented by the Minister of
Community and Rural Development (the "Province")

AND

THE VILLAGE OF HARRISON HOT SPRINGS (the "Recipient")

WHEREAS:

- A. The Province created the **Resort Municipality Initiative (the "Program")** to support the expansion, development, and improvement of resorts in British Columbia to increase tourism, economic development and employment.
- B. The Province has approved funding under the Program for the projects set out in Schedule A in this Agreement, and such funding is to be paid by the Province to the Recipient pursuant to the terms of this Agreement.

NOW THEREFORE, in consideration of the sum of One Dollar and other valuable consideration, the receipt and sufficiency of which is acknowledged by each party, the parties agree as follows:

DEFINITIONS

1. In this Agreement and its recitals the following definitions apply:

"Agreement" means this Transfer Under Agreement and any schedules attached hereto;

"Projects" means the projects described in Schedule A;

"Resort Development Strategy" means the strategy developed by the Recipient in consultation with stakeholders and reviewed by the Province which included the Projects in Schedule A.

SCHEDULES

2. The Schedules to this Agreement are:

Schedule A	Projects to be Funded in 2010
Schedule B	Payment Terms and Conditions
Schedule C	Reporting Requirements
Schedule D	Communications Protocol

TERM

3. Notwithstanding the actual date of execution of this agreement, the term of this agreement commences on July 1, 2010, and expires on December 31, 2010.

OBLIGATIONS OF THE RECIPIENT

4. The Recipient agrees to:
- (a) use its best efforts to implement the Resort Development Strategy;
 - (b) spend funds for the purpose of undertaking and/or completing the Projects identified in the Resort Development Strategy and specifically identified in Schedule A;
 - (c) use its best efforts to spend all funds no later than two years after the term of the Agreement.

OBLIGATIONS OF THE PROVINCE

5. Provided the Recipient is in compliance with its obligations under this Agreement, the Province will pay the Recipient the amount and in the manner set out in Schedule B of this Agreement.
6. The Province will not have any obligation to make a contribution under section 5 unless the Recipient has complied with the provisions set out in Schedule C of this Agreement.
7. Notwithstanding any other provision of this Agreement, the payment of money by the Province to the Recipient under this Agreement is subject to deferral as may be determined by the Province, at its discretion.

COMMUNICATIONS

8. The recipient agrees to follow the terms of the Communications Protocol set out in Schedule D of this Agreement.

APPROPRIATION

9. Notwithstanding any other provision of this Agreement, the payment of money by the Province to the Recipient under this Agreement is subject to:
- (a) there being sufficient monies available in an appropriation, as defined in the *Financial Administration Act* to enable the Province, in any fiscal year or part thereof when any payment by the Province to the Recipient falls due under this Agreement, to make that payment; and
 - (b) Treasury Board, as defined in the *Financial Administration Act*, not having controlled or limited expenditure under any appropriation referred to in subsection (a) of this section.

AMENDMENTS

10. Unless otherwise specified in this agreement, this Agreement may be amended only by further written Agreement between the parties.

NOTICE

- 11 (a) Any notice, document, statement, report, demand or payment desired or required to be given or made under this Agreement, must be in writing and may be given or made by personal delivery to the party to whom it is to be given or made, or by mailing in Canada with postage prepaid addressed to, if to the Province:

Ministry of Community and Rural Development
RuralBC Secretariat
PO Box 9853, STN PROV GOVT
Victoria, BC V8W 9T5

Attention: Greg Goodwin, Executive Director - Strategic Initiatives Office

and if to Recipient:

Village of Harrison Hot Springs
PO Box 160,
Harrison Hot Springs, BC V0M 1K0

Attention: _____ Phone: _____

and any such notice, document, statement, report, demand or payment will be deemed given to and received by the addressee on the third business day after mailing except in the event of disruption of postal services in Canada in which case any such notice,

document, statement, report, demand or payment will be deemed given to and received by the addressee when actually delivered to the address of the addressee set out above.

- (b) In addition to subsection 11(a), any notice, report, document, statement or demand transmitted by facsimile transmission from either party to the other will be conclusively deemed validly given to and received by the intended recipient when so transmitted to the following numbers:

If to the Province: (250) 387-7972

If to the Recipient: () -

- (c) Either party may, from time to time, advise the other by notice in writing of any change of email address, mail address or facsimile number of the party giving such notice and after the giving of such notice, the email address, mail address or facsimile number specified in the notice will, for the purposes of this Agreement, be deemed to be the email address, mail address or facsimile of the party giving such notice.

MISCELLANEOUS

12. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.
13. The Schedules to this Agreement are an integral part of this Agreement as if set out at length in the body of this Agreement.
14. If any provision of this Agreement or the application to any person or circumstance is invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to any other person or circumstance will not be affected or impaired thereby and will be enforceable to the extent permitted by law.
15. Nothing in this Agreement operates as a consent, permit, approval or authorization by the Province or any ministry or branch thereof to or for anything related to the Program that by statute, the Recipient is required to obtain unless it is expressly stated herein to be such a consent, permit, approval or authorization.
16. The Recipient will not, without the prior written consent of the Province, assign, either directly or indirectly, this Agreement or any right of the Recipient under this Agreement.
17. All disputes arising out of or in connection with this Agreement will be referred to and finally resolved by arbitration pursuant to the *Commercial Arbitration Act*.

IN WITNESS WHEREOF each of the parties has executed this Agreement on the dates set out below.

SIGNED by the Minister of Community)
And Rural Development or his or her)
duly authorized representative on behalf of)
of HER MAJESTY THE QUEEN IN)
RIGHT OF THE PROVINCE OF)
BRITISH COLUMBIA:)

Ministry's Authorized Signatory

Date: _____

THE VILLAGE OF HARRISON HOT SPRINGS:

per: _____
Authorized Signatory

Name/Title

Date: _____

Schedules to the Agreement between the Province and the Resort Municipality dated for reference _____, 2010.

Schedule A: PROJECTS TO BE FUNDED IN 2010

Projects	Total Potential Financial Contribution

Schedule B: PAYMENT TERMS AND CONDITIONS

B.1. Financial Contribution by the Province:

- B.1.1. The Province will make a financial contribution to the Recipient calculated from the Additional Hotel Room Tax that is designated as 1% to 4 % (as previously determined for each Resort Municipality) of the Hotel Room Tax revenues from the previous calendar year.
- B.1.2. As funding under the previous Resort Municipality Tax Transfer Program continues to June 30, 2010, the total financial contribution under this Program for 2010 will be reduced by the amounts received in 2010 under the previous Program.
- B.1.3. Total payments in any one year under this Program will be limited to the Ministry's budget allocation for that year.

B.2. Payment:

- B.2.1. The Province will make one payment of \$137,600 to the Recipient on or before November 30, 2010.

Schedule C: REPORTING REQUIREMENTS

C.1. Communications Reports:

The Recipient will deliver to the Province an updated Communication Plan for the current year by the end of May each year, and Event Notifications as important announceables come up in their communities each year (1).

C.2. Five Year Expenditure Programs:

The Recipient will deliver to the Province an updated Five Year Expenditure Program, including the current year, by the end of May each year (1).

C.3. Audited Revenue and Expenditure Statement:

The Recipient will deliver to the Province an Audited Revenue and Expenditure Report for the previous calendar year, confirming that Project expenditures have been made in compliance with this Agreement and the Program guidelines, by the end of May each year (1).

C.4. Annual Outcomes Report and Analysis:

The Recipient will deliver to the Province an Annual Outcomes Report and Analysis, for the previous calendar year, by the end of May each year (1).

C.5. Additional Reporting Requirements:

The Recipient will also deliver to the Province other additional reports as requested by the Ministry (1).

NOTES:

1. All reports are to be submitted in a form satisfactory to the Province.

Schedule D: COMMUNICATIONS PROTOCOL

This Communications Protocol establishes the principles that will guide all announcements and events related to the Resort Municipality Initiative. Communications activities may include major events or announcements, communication products such as speeches, press releases, websites, advertising, promotional material or signage.

The Parties agree that in addition to joint communications activities, the Parties may include messaging in their own communications products and activities with respect to their commitment to the Agreement. All communications by the Municipality referring to Projects will clearly recognize the co-operation of the Province.

At the beginning of each year the Municipality will populate a Calendar of Events to ensure the Ministry is aware of any potential announcements. If the information in this calendar becomes dated throughout the year, the Resort Municipality will provide a completed Resort Municipality Event Notification Form to the Ministry at least a month, or as soon as possible, before any proposed public announcement or ceremony event. The Minister or designated representative may participate in such announcements or ceremonies, to take place at a mutually agreed date and location.

The Parties agree that they may jointly or individually, make periodic announcements, through public events, press releases and/or other mechanisms of the following:

1. The signing of this Agreement,
2. Investment in Projects,
3. Outcomes/results attributable to the investments made under this Agreement, and
4. Other activities as may be agreed to from time to time.

The timing of public events shall be sufficient to allow for the Parties to plan their involvement.

Signage and Plaques

The Resort Municipalities will ensure permanent signage at the location of all Projects referred to in this Agreement, prominently identifying the Province of British Columbia's co-operation. Where there is no fixed location for signage, a prominent marker will recognize the Province's co-operation. All signage/plaques will be located in such a way as to be clearly visible to users, visitors and/or passersby. All plaque or other permanent signage designs, wording or specifications must be approved by the Ministry. The Ministry can assist the Municipality in sourcing an appropriate supplier.

The Ministry may forward Resort Municipality Initiative signage to the Resort Municipality, which must be prominently displayed along entranceways or in some other prominent location in the community. A digital picture of the sign is to be sent to the Ministry after it has been installed. The picture must be labelled with the Resort Municipality Name (i.e. Resort Municipality Name_Entranceway Sign). The cost of production and shipment of these signs will be covered by the Ministry and is outside the scope of this Memorandum of Understanding.

TO: TED TISDALE – CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN - PLANNING CONSULTANT

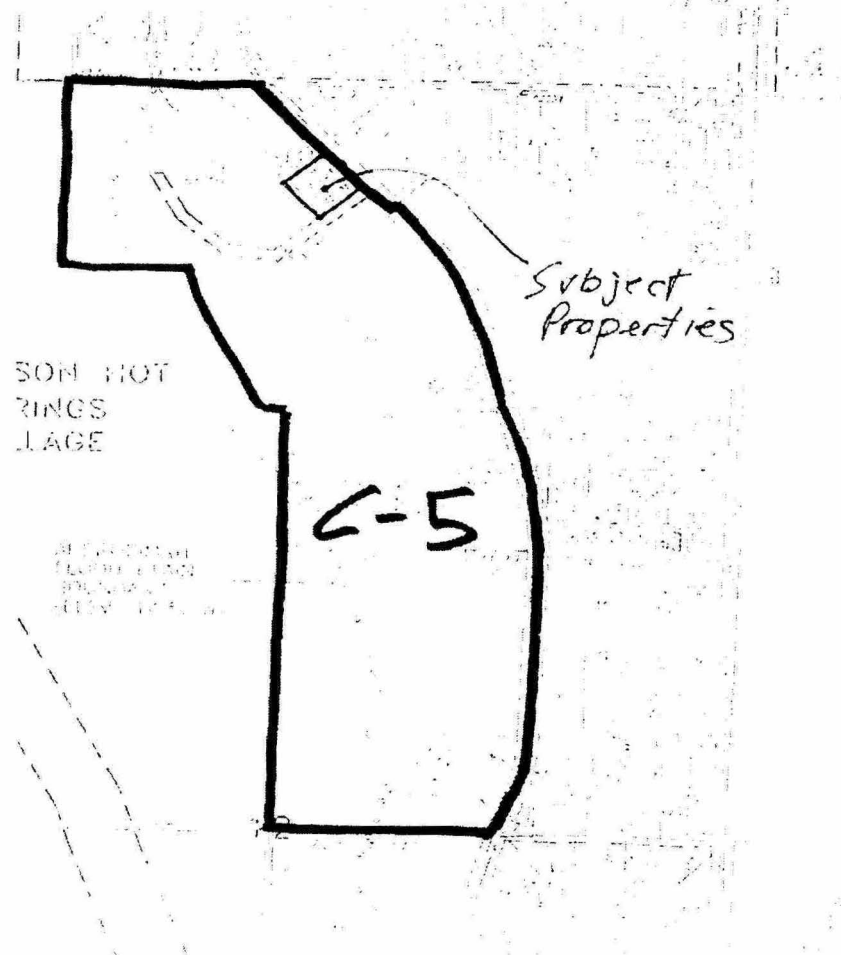
RE: REZONING APPLICATION – JASTRZEBSKI
622 and 626 Hot Springs Road
Parcel A, Sec 12, Twp 4, NWD, Plan RP11763
Parcel B, Sec 12, Twp 4, NWD, Plan EP15935

DATE: OCTOBER 12, 2010

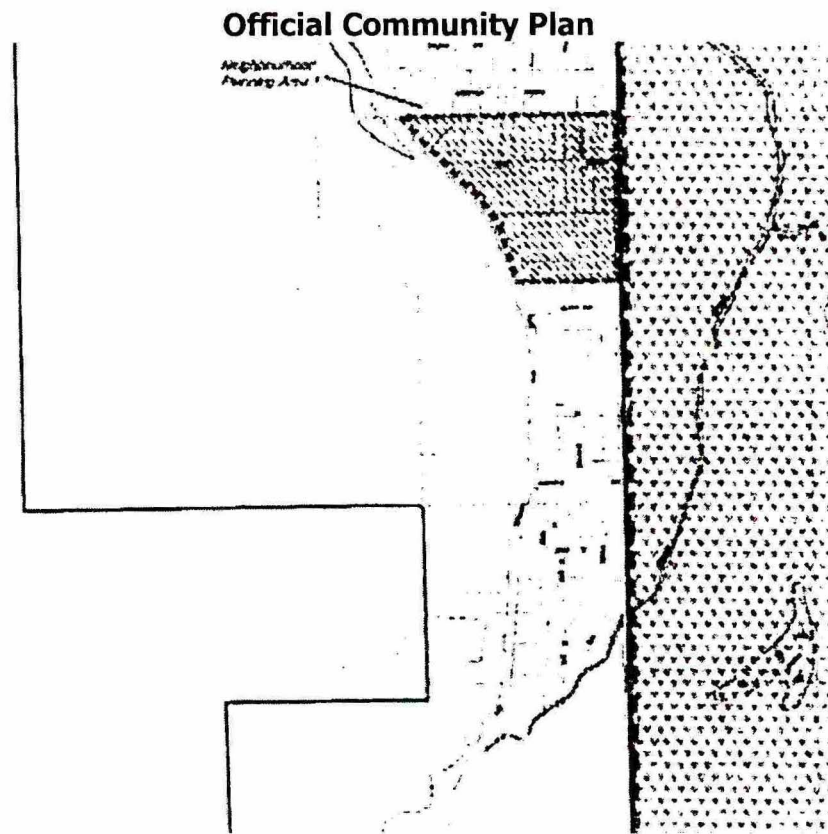
BACKGROUND

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

Existing Zoning



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



At its meeting on 19 April 2010, Council received a report from the Planning Consultant that reviewed a number of elements of the proposal and referred the application to a number of agencies for comment subject to the applicant first submitting a geotechnical overview report.

The purpose of this report is to summarize the findings of the geotechnical report and the responses from referral agencies, and to provide Council with a series of options with respect to a course of action to pursue regarding the application.

SUMMARY OF GEOTECHNICAL REPORT

The applicant commissioned Geo Media Engineering Ltd. to undertake a rockfall hazard assessment for the subject properties, a copy of which is attached to this report. The report concluded that the properties are safe for development given that house locations would be situated 120 meters from the mountain toe exceeding the 70 meter wide potential rockfall hazard area.

REVIEW OF REFERRAL COMMENTS

The following is a summary of the results of the referral process, the details of which are attached as appendices.

a) Advisory Planning Commission

The Advisory Planning Commission met on 24 August 2010. A copy of the minutes of the meeting is attached. The Commission was concerned with the potential loss of commercial zoned land if converted to residential zoning. Ultimately the Commission passed a resolution supporting the proposed zoning change subject to the comments from the Economic Development Commission.

b) Economic Development Commission

The Economic Development Commission met on 22 September 2010. A copy of the minutes of the meeting is attached. The Commission also expressed concern with the potential loss of commercial zoned land and passed a resolution to retain the existing commercial zoning and not support the rezoning application.

c) Ministry of Transportation

The Ministry has provided the attached letter that indicates that it has no objection to the proposed rezoning.

d) Fraser Valley Regional District

As of the date of this report, no comments have been received from the Fraser Valley Regional District.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- 1) Option 1: Instruct the Planning Consultant to prepare amending bylaws to the Official Community Plan and Zoning Bylaw to accommodate the application from Mr. Adam Jastrzebski to use two small properties on the west side of Hot Springs Road for the development of single family dwellings;
- 2) Option 2: Inform the applicant that Council is not prepared to proceed further with the application to redesignate or rezone the properties in the Official Community Plan and Zoning Bylaw, respectively for residential use; or
- 3) Option 3: Request the applicant to approach the adjacent campground owner to determine if there is any interest in acquiring the subject properties for expansion of the campground and to report back to Council in writing at its next meeting on 8 November 2010.

CONCLUSIONS AND RECOMMENDATIONS

The Advisory Planning Commission and the Economic Development Commission have both raised concerns regarding the potential loss of land currently zoned C-5 (Tourist Commercial). While it is understandable that both these Commissions would want to protect the Village's future commercial tax base and related potential employment opportunities, given the small size of the two subject properties they have very limited commercial development potential. Having both properties tastefully developed and landscaped with single family dwellings could enhance the attractiveness of Hot Springs Road. On this basis, Option 1 is recommended as the preferred course of action.

Both the Advisory Planning Commission and the Economic Development Commission have suggested that the properties could or should be acquired by the adjacent property owner and consolidated with the campground. How realistic this may be is an unknown. Should Council determine that it does not want to proceed with Option 1 at this point, then Option 3 has been offered as an alternative.

The following resolution is offered for Council's consideration:

- 1) THAT the Planning Consultant be instructed to prepare amending bylaws to the Official Community Plan and Zoning Bylaw to accommodate the application from Mr. Adam Jastrzebski to use two small properties on the west side of Hot Springs Road for the development of single family dwellings.

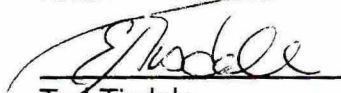
Michael Rosen

Attachments:

- 1) *Report from Geo Media Engineering Ltd. – 29 June 2010*
- 2) *Minutes of the Advisory Planning Commission Meeting – 21 August 2010*
- 3) *Minutes of the Economic Development Commission Meeting – 22 September 2010*
- 4) *Letter from the Ministry of Transportation – 15 July 2010*

Reviewed by Chief Administrative Officer:

I concur with the assessment of the Planning Consultant and support his recommendation.


Ted Tisdale
Chief Administrative Officer



**Geo Media
Engineering Ltd.**

Geotechnical

Environmental

Material Testing

#19-3275
McCallum Road
Abbotsford, BC
V2S 7W5

T: 604-853-5390
F: 604-854-5135

Branch Offices:

- Abbotsford
- Burnaby
- Surrey
- Whistler
- Kelowna
- Squamish
- Salmon Arm
- Fort St. John

29 June 2010

Alex Jastrzebski
622 and 626 Hotsprings Road
Harrison Hotsprings

**RE: Geotechnical Rock Fall Hazard Assessment
Proposed Single Family Dwelling
622 and 626 Hotsprings Road
Harrison Hotsprings**

This report presents the geotechnical rock fall hazard assessment for the proposed single family dwelling for the above referenced site. The purpose of this assessment is to evaluate the feasibility of a house on subject property.

The site is approximately 40 m by 50 m and is located on the west side of Hotsprings Road. The site is bounded by Rainbow RV Park on the north, vacant land to the west and south. The site is generally flat and is about 1.5m below the fronting road. The site is about 120 m away from the foot of mountain at the western side. The ground topography around the site is flat-lying. The property to the west upto the foot of mountain has a dense forest with mature trees.

A ground reconnaissance of the site was carried out on June 16, 2010. The main focus was to obtain the information regarding the extent of rock fracture, distance of the site from the foot hill, existence of a talus slope if any, and other geotechnical information. During the reconnaissance it was noted that the nearby mountain generally consisted of Igneous bedrock with thin mantle of soil covered with a dense vegetation consisted of trees and bushes. At few exposed locations the bedrock showed negligible fracture.

Most steep slopes are susceptible to rockfall activity. Such areas are identified usually by the presence of a talus slope or angular boulders at the toe of slope. Talus slope was completely absent and there were very few broken boulders at the foot of the mountain.

GeoMedia's in-house software Rocfall Version 4.05 was used to analyze potential rock fall hazard. The program utilizes parameters related to slope inclination, slope length, slope materials in order to carry out a simulation of a rock fall event. The result of the program indicates that the maximum distance travelled by the falling rock is 70 m (attached). The analysis assumes that rock fall particles do not hit existing large trees and existing boulders that could occur along the rock fall paths which is a conservative approach.

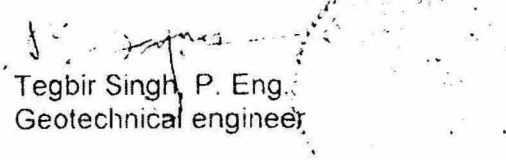
Based on the analysis, 120m setback of the subject property from the mountain toe is considered sufficient safe buffer with respect to the rock fall hazard. It is our opinion that there are no other significant hazards on this property. In consideration of the above, it is our opinion that the site has

G1861
Geotechnical Site-Overview Assessment
Proposed Single Family Dwelling
622 and 626 Hotsprings Road
Harrison Hotsprings
June 29, 2010

favourable conditions to build a house, provided a subsoil geotechnical site investigation is completed to evaluate the geotechnical parameters (groundwater, depth to competent soil etc).

We appreciate the opportunity to be of service to you. We trust that the information presented meets with your immediate requirements. If you have any questions, please do not hesitate to contact us.

Geo Media Engineering Ltd.


Tegbir Singh, P. Eng.
Geotechnical engineer

Enclosures: Rock fall Analysis

Job: G1861

Materials

Material name: Clean hard bedrock [default]

Coefficient of Normal Restitution (RN): mean=0.53 std dev=0.04

Coefficient of Tangential Restitution (RT): mean=0.99 std dev=0.04

Friction Angle: mean=30 std dev=2

Roughness: std dev=0

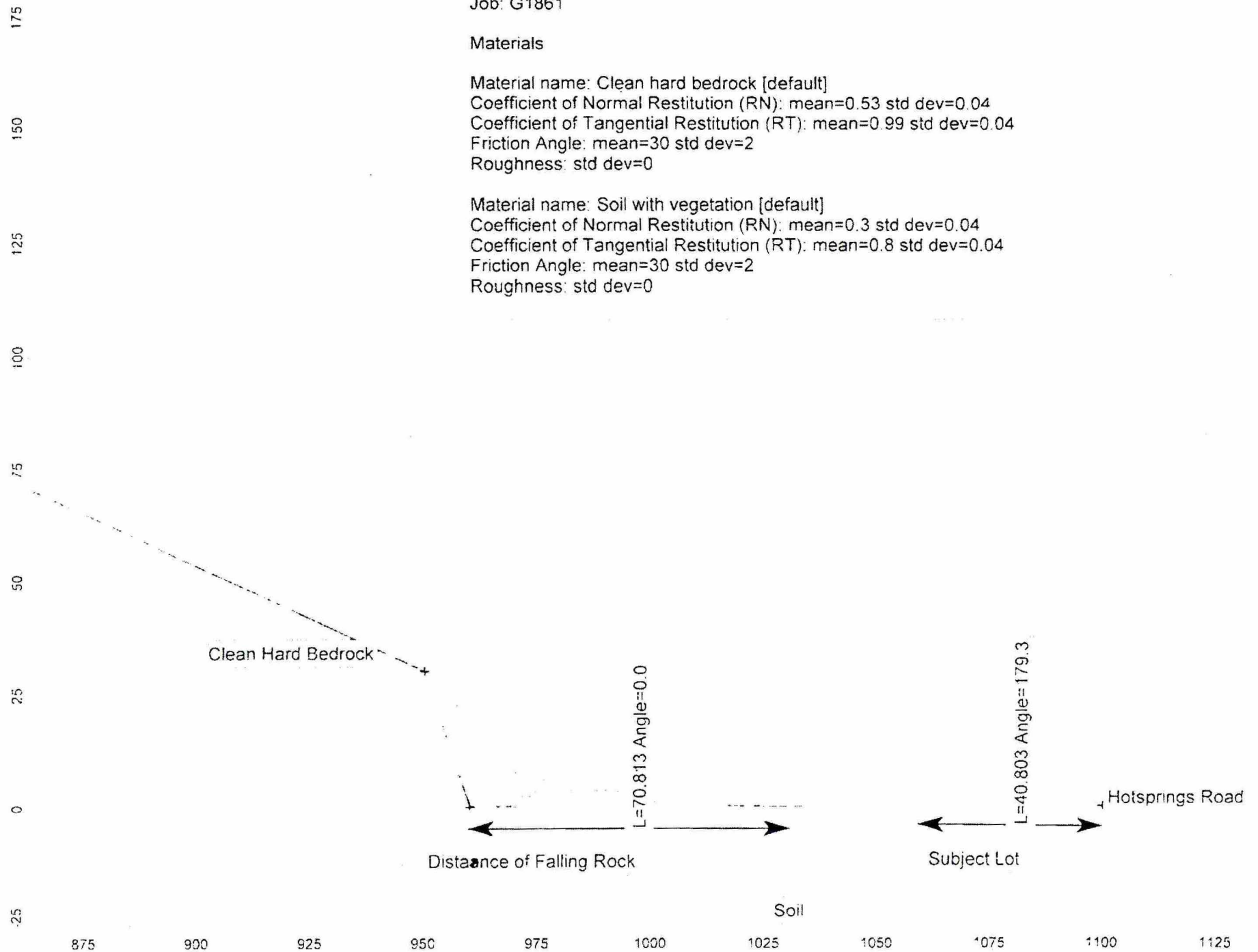
Material name: Soil with vegetation [default]

Coefficient of Normal Restitution (RN): mean=0.3 std dev=0.04

Coefficient of Tangential Restitution (RT): mean=0.8 std dev=0.04

Friction Angle: mean=30 std dev=2

Roughness: std dev=0



600

400

200

0

-200

200

400

600

800

1000

1200

+

+

+

+

+

+

+

+

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
AUGUST 24, 2010
PAGE (2)**

ERRORS AND OMISSIONS

Page 1 under call to order the time should read 4:00 p.m.
Page 2 Item 6 “preserve” should read “perceived”
Page 2 Administration joined in at 4:16 p.m.
Page 3 Meeting adjourned at 5:16 p.m.

4. DELEGATIONS/PETITIONS

None

5. CHAIRPERSON REPORT

None

6. ITEMS FOR DISCUSSION

☐ Zoning Bylaw

Michael made a note of all the issues raised by the APC in previous meetings. Another issue raised is the minimal parcel size in residential zones.

☐ Design Guidelines

It was noted that the current set of guidelines in the OCP need to be revisited as they are not relevant today.

☐ Rezoning
Application -
Jastrzebski

Report of Michael Rosen, Planning Consultant – April 14, 2010

Re: Rezoning Application – Jastrzebski 622 and 626 Hot Springs Road
Parcel A, Sec 12, TWP 4, NWD, Plan RP11763. Parcel B, Sec 12, TWP
4, NWD, Plan EP15935

It was noted that the APC have voted against a single family dwelling on the two above properties on two separate occasions. It was mentioned that there needs to be more campgrounds and commercial properties in the area. The size of the parcel is 40 x 50 meters which is almost the same size as a residential parcel. It was noted that the lots are not zoned for a campground. It was noted that this should be discussed with the EDC as it is currently C5 zone.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
AUGUST 24, 2010
PAGE (3)**

Moved by Marg Doman
Seconded by Alan Birtch

THAT we rezone the properties from C5 tourist commercial to R1 single family residence.

**DEFEATED
OPPOSED BY L. LEES
OPPOSED BY B. BIGNELL
OPPOSED BY L. FACIO
OPPOSED BY H. RUGGLES**

Moved by Lorne Lees
Seconded by Brian Bignell

☐ Zoning Bylaw 946

THAT we rezone the properties from C5 tourist commercial to R1 single family residence, subject to the approval of the Economic Development Committee.

**CARRIED
OPPOSED BY M. DOMAN
OPPOSED BY A. BIRTCH**

☐ Meeting time

Moved by Harvey Ruggles
Seconded by Brian Bignell

THAT the APC supports Zoning Bylaw 946.

CARRIED

Moved by Leo Facio
Seconded by Marg Doman

THAT the meeting time for the APC be changed from 4:00 p.m. to 2:00 p.m.

CARRIED

The next APC meeting will be September 21, 2010 at 2:00 p.m.

It was noted that businesses throughout the Village could use some "sprucing up." It was mentioned that the EDC is looking into this to create an incentive program to encourage businesses to improve the look of their buildings.

**VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE
ECONOMIC DEVELOPMENT COMMISSION MEETING**

September 22 2010

PAGE (2)

6. ITEMS FOR DISCUSSION

**☐ Update on
EDC Plan**

CEDO Andre Isakov discussed the priority items of the EDC Plan and updated the EDC on the status of these items. Many of the EDC Plan items will be discussed further at the November 23, 2010 Staff/Council retreat.

**☐ Entertainment
Series Review**

Event Coordinator Darlene MacLeod provided the EDC with a review of the 2010 summer Entertainment Series which was a great success with a large attendance on hand for most of the performances. It was noted that visitors are still asking about the sandcastles and retailers are still feeling the impact from their absence. It was requested that CEDO Andre Isakov explore ideas for bringing this type of event back to the Village and report back his findings at the next EDC meeting.

**☐ Business
Licensing and
Regulation
Bylaw**

Members were asked to review and discuss the Business Licensing and Regulation Bylaw which is going before Council for final reading. It was noted by Danny Crowell that the behavior of local businesses to vendors on Canada Day was disgraceful.

**☐ Zoning
Bylaw
Amendment**

The difficulty of vendors vs. permanent businesses was discussed. The impact similarities of this type of scenario and the Festival of the Arts impact on local businesses was discussed.

☐ Sign Bylaw

This Bylaw is before Council for adoption and material was distributed to the EDC members for review and comment. D. Crowell stated that the sign at the pool property may have some changes in the near future.

**☐ Rezoning
Application -
Jatzebski
622/626 Hot
Springs Road**

CEDO Andre Isakov spoke to this item that was referred from the APC to the EDC. The property owner would like this property rezoned to residential from commercial. The APC requested input as commercial space will be lost in the Village. Mayor Becotte noted that the lot size does not allow for development under the current zoning. Frank Peters stated that he is not comfortable with the rezoning due to the loss of commercial property and questioned the qualifications of the APC. Stephanie Key stated her agreement with Mr. Peters. CAO T. Tisdale stated that the property cannot develop for anything other than convenience store and faces challenges with the zoning bylaw. Land use options were discussed. Chair R. Reyerse noted that the issue is that Tourist Commercial property should be maintained in all areas of the Village.

VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE
ECONOMIC DEVELOPMENT COMMISSION MEETING

September 22 2010

PAGE (3)

Moved by Frank Peters

Seconded by Danny Crowell

THAT the zoning of this property located at 622/626 Hot Springs Road remain zoned C5 until an overall zoning revision takes place.

CARRIED

Mayor Becotte noted that the Village is on the verge of a dramatic change in development and that the Village has a lot to offer.

Update on the breakwater reconstruction, The Springs and Cascia development was provided.

Next meeting to be held on October 20, 2010 at 9:00 am

7.

ADJOURNMENT

Moved by Stephanie Key

Seconded by Danny Crowell

THAT the meeting be adjourned at 10:28 am.

CARRIED

Robert Reyerse
Chairman

Cindy Richardson
Recording Secretary



Your File #: 3360-20-1S
eDAS File #: 2010-03892
Date: Jul/15/2010

VILLAGE of HARRISON HOT SPRINGS
495 HOT SPRINGS Road
PO Box 160
HARRISON HOT SPRINGS, British Columbia
V0M 1K0
Canada

Attention: Debra Key

**Re: Proposed General Referral Approval Application for: change in zoning from
Commercial to Residential at the following locations
622 HOT SPRINGS Road, HARRISON HOT SPRINGS
626 HOT SPRINGS Road, HARRISON HOT SPRINGS**

**The Ministry of Transportation and Infrastructure has no objection to the
changing of the zoning from Commercial to Residential for these
properties.**

If you have any questions please feel free to call James Ferguson at (604) 795-8213.

Yours truly,

James Ferguson
Development Approvals Assistant

Local District Address
Chilliwack Area Office 45890 Victoria Avenue Chilliwack, BC V2P 2T1 Canada Phone: (604) 795-8211 Fax: (604) 795-8214

TO: TED TISDALE – CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN - PLANNING CONSULTANT

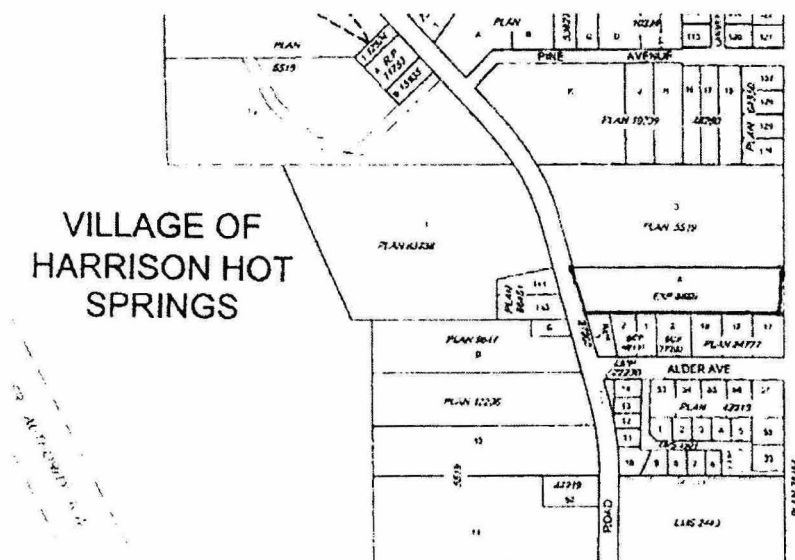
RE: REZONING APPLICATION – JUNEAU
673 Hot Springs Road
Parcel A, Lot 4, Sec 12, Twp. 4, Rg. 29, NWD, Plan 5519

DATE: OCTOBER 13, 2010

BACKGROUND

The Village has received an application from Mr. and Mrs. Juneau to rezone their 2.28 acre property on the east side Hot Springs Road, the location of which is identified below, to accommodate the development of a 26 unit townhouse project. Copies of the Site Plan and Elevation Drawings are attached.

Location of Subject Property



At its meeting of 13 September 2010, Council referred the application to the Advisory Planning Commission for comment. The purpose of this report is to summarize the response from the Advisory Planning Commission and to provide Council with a series of options with respect to a course of action to pursue regarding the application.

BRIEF DESCRIPTION OF DEVELOPMENT PROPOSAL

To remind Council, the application from the Juneaus is to develop the property with 26 townhouse units, the equivalent of 11.4 units per acre. There would be two access points, one on Hot Springs Road and the other on McCombs Drive, connected by an internal private strata road. The units, two storey side by side duplexes, would be sited on either side of the road, 14 on the north side and 12 on the south. The typical unit

size would be 1500 square feet with a 400 square foot garage. 10 visitor parking spaces would be provided in three dispersed locations on the site and 6 recreational vehicle spaces would be available at the front entry off of Hot Springs Road. A small pond feature would be developed at the McCombs entry.

The proposal is not consistent with the Neighbourhood Area 1 Plan or the Zoning Bylaw and therefore Council would need to amend the Official Community Plan and the Zoning Bylaw to accommodate the proposal.

ADVISORY PLANNING COMMISSION

The Advisory Planning Commission met on 21 September 2010 to discuss the application. A copy of the minutes of the meeting is attached. The Commission focused its attention on the specific aspects of the project rather than addressing whether the development concept was in compliance with the policy framework in the Neighbourhood Plan. Although a specific resolution was not passed by the Commission, the majority of the members indicated that they were in favour of the proposed development concept and thus in support of revising the Official Community Plan and Zoning Bylaw. It is also my understanding that the Commission was supportive of increasing the density for multi family housing development within the Neighbourhood Plan area from 10 units / acre to 14 units / acre.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- 1) Option 1: Instruct the Planning Consultant to prepare amending bylaws to the Official Community Plan and Zoning Bylaw to accommodate the application from Mr. and Mrs. Juneau to develop a 26 unit townhouse project at 673 Hot Springs Road - Parcel A, Lot 4, Sec 12, Twp. 4, Rg. 29, NWD, Plan 5519;
- 2) Option 2: Inform the applicant that Council:
 - i) is not prepared to proceed with the rezoning application given that it is significantly at odds with the Neighbourhood Plan for the area;
 - ii) encourages the applicant to revise the development proposal so that it is more in keeping with the intent of the Neighbourhood Plan; or
- 3) Option 3: Request staff to provide more information to Council prior to proceeding further with the application.

CONCLUSIONS AND RECOMMENDATIONS

When Council reviewed the Juneau application on 13 September 2010, it not only referred the application to the Advisory Planning Commission for comment, Council also

requested that the applicant revise the proposal so that it would be more in keeping with Neighbourhood Plan. At this point the Village has not received a revised proposal nor have any subsequent discussions taken place with the applicant. Notwithstanding the APC's apparent support of the proposal, from an overall neighbourhood planning perspective, the Juneau proposal should be revisited in terms of its overall development concept and particular design elements. On this basis, Option 2 is recommended.

On this basis, the following recommendations are provided for Council's consideration:

- 1) THAT Mr. and Mrs. Juneau be informed that Council is not prepared to proceed with the rezoning application for a 26 unit townhouse development at 673 Hot Springs Road (Parcel A, Lot 4, Sec 12, Twp. 4, Rg. 29, NWD, Plan 5519) given that it is significantly at odds with the Official Community Plan / Neighbourhood Plan for the area and that Council encourages the applicant to revise the development proposal so that it is more in keeping with the intent of the Neighbourhood Plan; and
- 2) THAT Council instruct staff to prepare a bylaw for Council's consideration that would increase the maximum townhouse density from 10 units / acre to 14 units / acre within Neighbourhood Planning Area 1.

It should be noted that these are the same recommendations that I provided to Council in my previous report on this item dated 7 September 2010.

Michael Rosen

Attachments:

- 1) *Drawing Package from Juneaus*
- 2) *Minutes from Advisory Planning Commission Meeting – 21 September 2010*

Reviewed by Chief Administrative Officer:

I concur with the Planning Consultant.


Ted Tisdale
Chief Administrative Officer



FRONT STREETSCAPE - BUILDING TYPE A - ALONG NORTH SIDE OF PROPERTY



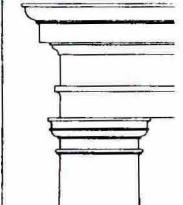
REAR STREETSCAPE - BUILDING TYPE A - ALONG NORTH SIDE OF PROPERTY



FRONT STREETSCAPE - BUILDING TYPE B - ALONG SOUTH SIDE OF PROPERTY



REAR STREETSCAPE - BUILDING TYPE B - ALONG SOUTH SIDE OF PROPERTY



su casa
design inc.

30111 downes road
mt lehman, b.c., V4X 1Z8
Tel: (604) 856-3222
Fax: (604) 856-2714

TOWNHOUSE PROJECT
HARRISON HOT SPRINGS
HARRISON, B.C.

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STREET SCAPE
ELEVATIONS
scale:
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JAN. 15, 2007
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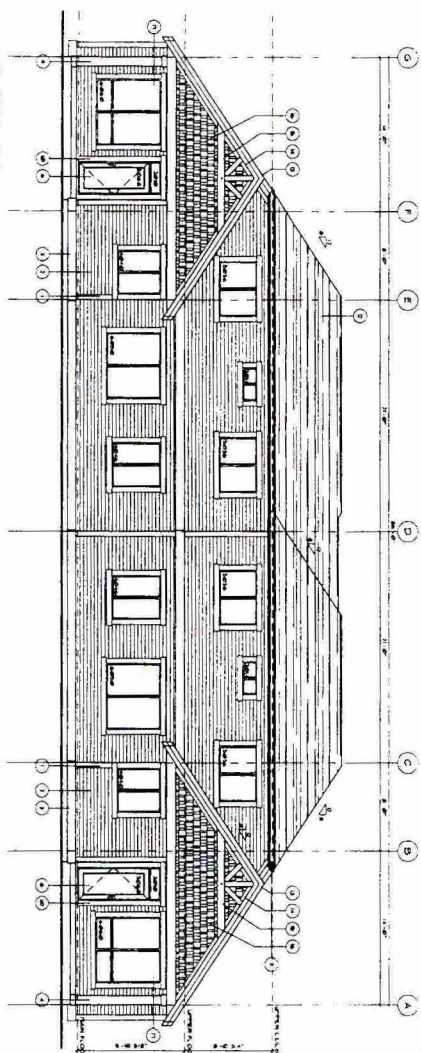
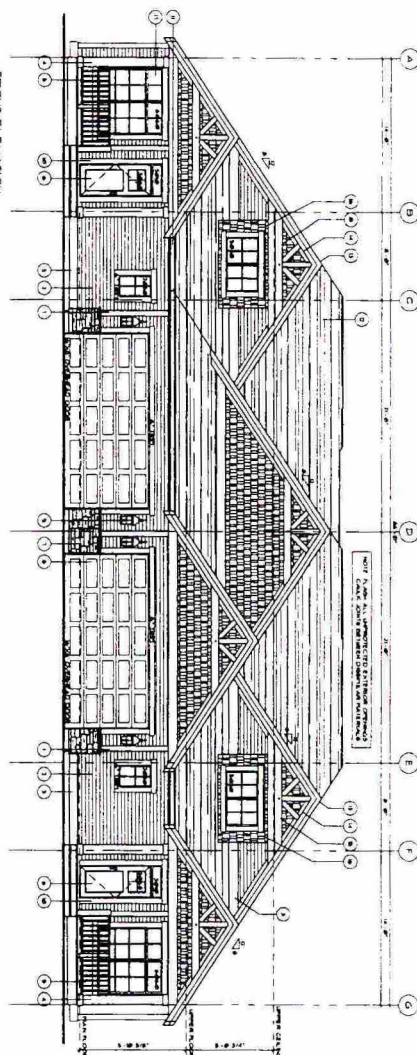
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30111 downes road
mt lebanon, b.c. v4x 1z8
Tel (604) 856-3222
Fax (604) 856-2714

TOWNHOUSE PROJECT
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HARRISON, B.C.

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1. a. COUNCIL OF TROOPS
2. INTERNATIONAL UNION OF JUDICIAL
3. FROM THE DISTRICT
4. STATE COURT
5. ACCORD TO THE
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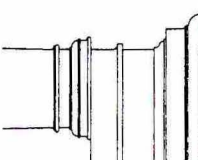
DATE		CIRCUIT	
NO		NO	

title ELEVATIONS BLDG. B scale 1/8" = 1'-0" date JAN. 15, 2001 drawn AVE job no. 0655	sheet no. A7
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TOWNHOUSE PROJECT

su casa
design inc.

30111 downes road
mt. lebanon, o. c., VAX 126
Tel. (604) 856-3222
Fax (604) 856-2714



**VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING**

DATE: September 21, 2010
TIME: 2:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy Chair)
Brian Bignell
Allan Jackson, Councillor
Andre Isakov, CEDO
Harvey Ruggles
Alan Birtch
Ted Tisdale
Marg Doman
Raymond Hooper

Recording Secretary, K. Burr

ABSENT:
Michael Rosen

1. **CALL TO ORDER**

The Chair called the meeting to order at 2:02 p.m.

2. **LATE ITEMS**

3. **ADOPTION OF MINUTES**

☐ APC minutes of
August 24, 2010

Moved by Raymond Hooper

Seconded by Alan Birtch

THAT the minutes of the Advisory Planning Commission meeting of
August 24, 2010 be adopted.

CARRIED

4. **DELEGATIONS/PETITIONS**

None

5. **CHAIRPERSON REPORT**

None

6. **ITEMS FOR DISCUSSION**

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
SEPTEMBER 21, 2010
PAGE (2)**

☐ Rezoning
Application – Juneau

Rezoning Application – Juneau

673 Hot Springs Road

Parcel A, Lot 4, Sec 12, Twp 4, Rg. 29, NWD, Plan 5519

Discussion went around the table and some of the highlighted points were as noted:

- More trees
- Variety styles of the look to each townhouse
- RV parking should be located off of McCombs as opposed to off Hot Springs Road
- Area around McCombs to be kept for single family homes
- Concern with the only driveway access being on Hot Springs Road, double access would be preferred one off of McCombs
- Gated community is preferred
- If not target for 55 and older there should be a play area for children
- Trail/walking path on North or South side of property
- Majority of members were in favor of increasing the density

It was noted that the lot sizes should be looked at as they seem to be on the larger size.

☐ Sakaguchi Property

It was noted that there is interest in increasing density. Until plans have been submitted to the Administrator there will not be any further discussion on this property.

Next meeting is October 19, 2010

7.

ADJOURNMENT

Moved by Harvey Ruggles

Seconded by Alan Birtch

THAT the meeting be adjourned at 3:33 p.m.

CARRIED

Leo Facio
Chair

Krystal Burr
Recording Secretary



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** October 13, 2010
FROM: Debra Key, Corporate Officer **FILE:** 3900
SUBJECT: Business Licencing and Regulation Bylaw No. 945, 2010 and Sign Bylaw No. 949, 2010

ISSUE:

To give third reading to Bylaw Nos. 945 and 949.

BACKGROUND:

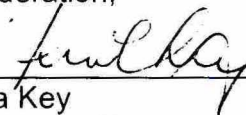
Bylaw No. 945 Business Licencing and Regulation and Bylaw No. 949 Sign Bylaw were before Council on August 16, 2010 and received two readings.

Council passed a resolution that the bylaws also be referred to the Economic Development Commission for comment. At the Economic Development Commission meeting of September 22, 2010 members discussed the above two bylaws and have provided no comment. Therefore, it is my recommendation that the two bylaws receive third reading.

RECOMMENDATION:

THAT Business Licencing and Regulation Bylaw No. 945, 2010 and Sign Bylaw No. 949, 2010 receive third reading.

Respectfully submitted for your consideration;


 Debra Key
 Corporate Officer

DIRECTOR OF FINANCE COMMENTS:

Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ted Tisdale
Chief Administrative Officer

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VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 945

A bylaw provide for the licencing and regulation of business.

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to establish a Business Licencing and Regulation bylaw.

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

1. CITATION

This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs, "Business Licencing and Regulation Bylaw No. 945, 2010".

2. INTERPRETATION

In this Bylaw:

"Home Occupation Business" means a business carried on in a dwelling unit by a resident of that dwelling unit.

"Business" means the carrying on of a commercial or industrial undertaking of any kind or nature or the providing of professional, personal or other services for the purpose of gain or profit.

"Busker" mean a performance in performing arts generally comprising of a event in which an individual or group provide free entertainment to the public.

"Contractor" means a person who carries on the Business of performing construction, alteration, repair work, or maintenance upon a building, structure, or other improvement.

"Council" means the Council of the Village of Harrison Hot Springs.

"Daycare Business" means a Business that provides a daycare, pre-school or playschool.

"Fire Prevention Officer" means a member of the Village's Fire Department authorized by the Village Council or the Fire Chief to inspect premises under this Bylaw.

"Highway" as defined in the *Transportation Act* [SBC 2004] chapter 44

"Improvement" means anything constructed, or added to, in, upon, or under land.

"Licence" means a valid and subsisting business Licence issued and approved pursuant to this Bylaw.

"Licencee" means the person who holds a Licence issued pursuant to this Bylaw.

"Licence Inspector" means a person appointed by Council as a bylaw enforcement officer or Licence inspector for the purpose of enforcing this Bylaw.

"Manager of Revenue Services" means the person appointed as the Manager of Revenue Services by the Chief Administrative Officer

"Non-Profit Society" means a charitable society or organization that is incorporated and in good standing under the *Society Act* of British Columbia, as amended from time to time.

"Premises" means a building, portion of a building or an area of land where a Business is carried on.

"Public Property" means beachfront or Village highways.

"Vendor" means a person who, either on his own account or as an officer, servant, or agent of another, sells or offers for sale food items, excluding liquor, from a Vending Cart.

"Vending Cart" means a self-contained hand mobile apparatus or other vehicle, excluding a motorized vehicle, used for the sale of food items other than liquor.

"Village" means Village of Harrison Hot Springs.

DIVISION 1 – BUSINESS LICENCING

3. LICENCE REQUIREMENT

- (a) No person shall carry on business in the Village without a Licence.
- (b) Every person who owns or operates any business within the Village shall apply for, obtain, and hold a Licence for each business.
- (c) Every person who carries on business from more than one premise in the Village shall obtain a separate Licence for each premises.
- (d) Notwithstanding the provisions of this Bylaw, no Licence shall be required for the rental of a single family dwelling to five or fewer unrelated persons, or for the rental of fewer than five suites in a multi-family building.

4. LICENCE/APPLICATION FEES

LICENCE FEE

- (a) Every person who applies for a Licence shall pay to the Village, in advance, the applicable Licence fee prescribed in Schedule "A" to this Bylaw.
- (b) Notwithstanding the preceding section, the annual Licence fee prescribed in Schedule "A" shall be reduced by one-half in respect of a Licence issued after July 31st in any year.
- (c) No refund of an annual Licence fee shall be made on account of any person ceasing to carry on the Business in respect of which the License was granted at any time. The Licence fee shall be refunded only if the Licence application is withdrawn prior to issuance of the Licence or if issuance of the Licence is refused.

5. APPLICATION FEE

- (a) Notwithstanding section 4, a person who has applied for a Licence and who carries on the business in more than one calendar year, without the said Licence having been issued on account of non-compliance with this Bylaw or with any other enactment related to the conduct of the business, shall pay to the Village an annual application fee that shall be two times the annual Licence fee for such business prescribed in Schedule "A".

- (b) Such annual application fee shall be due and payable on June 30th of the second calendar year and of each subsequent year in which the business remains in operation without a Licence.
- (c) Where an applicant has paid the application fee prescribed in section 4(a) and subsequently qualifies for a Licence, no Licence fee shall be charged for the remainder of that calendar year.
- (d) Where an applicant who is carrying on business without a Licence qualifies for a Licence before June 30th in a calendar year, and the applicant has not paid the annual application fee for that calendar year, the regular Licence fee shall be charged in accordance with Schedule "A".

6. GRANTING OF A LICENCE

- (a) The Manager of Revenue Services may grant or transfer a Licence under this Bylaw where the Manager of Revenue Services is satisfied that the applicant has complied with the requirements of this Bylaw and any other Village bylaw related to the conduct of the Business.
- (b) In granting or renewing a Licence, Council may impose terms and conditions in relation to the Business.
- (c) In granting or renewing a Licence, the Manager of Revenue Services may impose terms and conditions in relation to the following aspects of the Business:
 - (a) hours of operation
 - (b) occupant load

7. REFUSAL OF A LICENCE

An application for a Licence or renewal of a Licence may be refused by Council or the Manager of Revenue Services in any specific case, provided that:

- (a) the application must not be unreasonably refused; and
- (b) reasons for the refusal must be provided to the applicant.

8. RIGHT OF RECONSIDERATION BY COUNCIL

If the Manager of Revenue Services has refused to grant a Licence or has imposed a term or condition that the applicant considers is unreasonable, the

applicant who is subject to the decision is entitled to have Council reconsider the matter.

9. INSPECTIONS

The Manager of Revenue Services or a Licence Inspector, Fire Chief or Bylaw Enforcement Officer of the Village may enter at all reasonable times on any property that is subject to the bylaw, to ascertain whether the regulations in this Bylaw are being observed.

10. INITIAL LICENCE APPLICATIONS

- (a) An application for an initial Licence for a business shall be made on the application form as approved by the Manager of Revenue Services.
- (b) Every application for an initial Licence for a Business shall include a detailed description of the premises in or upon which the applicant intends to carry on business.
- (c) Every application for an initial Licence for a business that handles food or food products, daycare, hairdressers, estheticians, and other businesses as defined by the Fraser Health Authority shall also be accompanied by written confirmation that the premises for the proposed business comply with the health regulations of the Fraser Health Authority.
- (d) Where an applicant applies for more than one Licence, the particulars of each Licence applied for shall be included on a separate application form.
- (e) The application form shall be delivered to the Manager of Revenue Services and shall be accompanied by the fee prescribed in Schedule "A" to this Bylaw.
- (f) Every Non-Profit Society that carries on a Business as an incident to its purposes is required to hold a valid and subsisting Licence for such Business.
- (g) Notwithstanding the provisions of Schedule "A" of this Bylaw, where a Non-Profit Society is registered as a charity under the *Income Tax Act* of Canada, as amended from time to time, no fee shall be charged by the Village for such Licence.

11. **LICENCE PERIODS**

- (a) Subject to Sections 11(b) and (c), Licences shall be granted as annual Licences for a period commencing each January 1st and expiring each December 31st.
- (b) The period for a Licence in respect of a theatre including an amusement hall, concert hall, music hall, rink, amusement park or other place of amusement, entertainment or exhibition, may be six months, three months or one day, and the period requested shall be by written application of the applicant.

12. **LICENCE FORMS**

Every Business Licence shall be in the form approved by the Manager of Revenue Services.

13. **DISPLAY OF LICENCE**

Every Licencee shall keep the Licencee's copy of the Licence posted in a conspicuous place on the premises in respect of which the Licence is issued. Where the Licencee has no business premises in the Village, the Licence shall be carried upon the Licencee's person at all times when the Licencee is engaged within the Village in the business for which the Licence was issued.

14. **EFFECT OF LICENCE**

- (a) A Licence authorizes only the person named in the Licence to carry on only the business described in the Licence, and only at the premises or locations described in the Licence.
- (b) A Licence is not a representation or warranty that the Licenced business or the business premises comply with the bylaws of the Village or with any other regulations or standards.

15. **LICENCE RENEWAL**

- (a) The Village may forward a Business Licence Invoice on or before November 30th in each year, to every Licencee. Notwithstanding this section, the Licencee shall be responsible for obtaining and submitting a Business Licence Invoice as required.
- (b) A Licencee who proposes to renew a Licence shall submit the Business Licence Invoice and the Annual Licence Fee to the Village prior to expiry of the Licence on December 31st.

- (c) If a Licensee fails to renew a Licence in accordance with 15(b), and subsequently fails to renew the Licence prior to March 1st of the next year, then, in addition to the annual Licence fee, that person shall pay a late payment fee \$50.00.
- (d) A Licence is renewed upon receipt of the business Licence and payment of the Annual Licence Fee.

16. LICENCE TRANSFERS - NEW PREMISES

- (a) No person shall carry on a business upon any premises other than those described in the initial Licence application without first making an application under this section for a new Licence or for a transfer of the original Licence.
- (b) Any person proposing to obtain a transfer of a Licence with respect to a change of premises shall make application as required, and the powers, conditions, requirements, and procedures relating to the initial Licence application apply, except as to Licence fees.

17. LICENCE TRANSFERS - PERSON TO PERSON

- (a) Any person who acquires a business or a controlling interest in any business from any person Licenced under this Bylaw shall not carry on such business without first having obtained approval for a transfer of the Licence.
- (b) Any person proposing to obtain a transfer of a Licence held by any other person shall make application as required, and the powers, conditions, requirements, and procedures relating to the initial Licence application apply, except as to Licence Fees and the requirements of 10(c).

18. TRANSFER FEES

- (a) The fee payable in respect of a person to person Licence transfer, a change of name Licence transfer or a change of premises Licence transfer, shall be \$50.00.

19. CHANGES IN LICENCE CONDITIONS

- (a) No Licencee shall change any condition upon which the Licence fee is based without first making an application, paying any additional Licence fee payable under this Bylaw as a result of such changes, and obtaining a new Licence.

20. **EXEMPTIONS**

(a) **DAY CARE**

Notwithstanding Section 3, no Licence is required for the provision of day care to not more than two unrelated children, or to the children of one family, by a person who is not related to those children.

(b) **BUSKERS**

Busking is to provide entertainment opportunities in the general vicinity of the public beach areas and are subject to the following conditions:

- (i) Buskers must apply for a permit in advance from the Village Office on the prescribed application form;
- (ii) There shall be no amplified music
- (iii) There shall be no vending of any goods or wares
- (iv) Busking will only be permitted between the hours of 11:00 a.m. and 7:00 p.m.
- (v) Busking is only permitted on the beach and adjacent grassed areas
- (vi) There shall be no busking during any special or regular events held at/or adjacent to the beach without the prior approval of the event organizers.
- (vii) Only 3 busker permits will be issued on a "first come first served basis" with preference to residents of the Village.
- (viii) Buskers cannot promote a "cause" or any issue of a controversial nature.

DIVISION 2 - BUSINESS REGULATION

21. **STREET ADDRESS**

- (a) Every Licencee who operates from premises located in the Village shall prominently display, in figures not less than 100 mm (4 inches) in height, the street address assigned to such premises under the street numbering system of the Village.

22. SUSPENSION AND CANCELLATION OF LICENCES

(a) Subject to the *Community Charter*, Council may suspend or cancel a Licence for reasonable cause.

23. One or more of the following circumstances may, without limitation, constitute reasonable cause for suspension or cancellation of a Licence:

(a) the Licensee has made a false declaration or has misrepresented or concealed a material fact with respect to the application for a Licence;

(b) the Licensee fails to maintain the standard of qualification required to carry on the Business for which the Licence was issued or with respect to the Premises for which the Licence was issued;

(c) the Licensee has failed to comply with this Bylaw or with a term or condition of the Licence;

(d) in the opinion of the Council, the Licensee has engaged in misconduct with respect to the Business or Premises named in the License, which misconduct warrants the suspension or cancellation of the Licence;

(e) the Licensee is found to have committed a violation of any applicable Village bylaw or is convicted of an offence under a Federal or Provincial enactment in respect of the Business for the which the Licence was issued or with respect to the Premises for which the Licence was issued;

(f) the Licensee is convicted of an indictable offence in Canada, which offence is, in the opinion of the Council, directly related to the conduct of the Business.

24. A Licence suspension under this Bylaw is for the period of time determined by the Council in each case.

25. A Licence that is suspended pursuant to this Bylaw is automatically reinstated upon expiration of the period of suspension.

26. UNSOLICITED BUSINESS

No person shall carry on business through unsolicited visits to any residential, commercial or industrial premises in the Village.

27. CONTRACTORS

Every person Licenced as a Contractor shall provide the Village with a list of all sub-trades to be engaged on each site, prior to the commencement of any work

on the site. The contractor must notify the Village upon the addition of subtrades engaged subsequent to the submission of the list within five (5) days of engagement.

28. VENDORS ON PUBLIC PROPERTY

The owner of a Vending Cart business:

- (a) shall only carry on business as a vendor on public property including highways within the Village which is located within a designated area.
- (b) shall have the name and address painted in a conspicuous place on both sides of every cart used by the business for such trade satisfactory to the Licence Inspector;
- (c) where the business is approved to be operated on a Village highway:
 - i. The Licencee shall obtain and maintain comprehensive general liability insurance in the amount of Five Million Dollars (\$5,000,000.00). The Village shall be included as an additional named insured.
 - ii. The Licencee shall hold the Village harmless against claims, actions for injury, damage, loss, or death arising out of or resulting from the operation of a Vending Cart Business. The Licencee's insurer shall recognize the existence of the hold harmless clause.
 - iii. Proof of such insurance to the satisfaction of the Village shall be submitted to the Licence Inspector prior to the issuance of a business Licence and prior to all renewals.
- (d) shall provide on site receptacles for garbage and dispose of the garbage in an appropriate manner. Litter shall not be deposited into Village litter receptacles;
- (e) shall not allow the cart to interfere with pedestrian or vehicular traffic or vehicular sightlines;
- (f) shall not hook up to any external power, water, sewer, or other services and shall not store the cart overnight on Village property;
- (g) shall not allow the cart to take up any required parking or be located in a landscaped area;

- (h) shall have a cart which does not exceed dimensions of 1.2 meters wide, 2.4 meters long and 1.8 meters high;
- (i) shall only sell food items;
- (j) shall not be or become a nuisance by generating excessive odors, music, light, or noise;
- (k) shall not operate within six (6) metres of a fire hydrant;
- (l) three vending cart Licences will be available on a "first come, first served basis";
- (m) vending shall only be permitted from proper vending carts approved by the Ministry of Health;
- (n) each operator may only operate within an area designated by the Business Licence Department;
- (o) operators may only vend on the beach between the hours of 11:00 a.m. and 8:00 p.m.
- (p) there are to be no tables or chairs for customers;
- (q) the carts are to be removed from the public property each night and stored on private property;
- (r) each beach food vending Licence will be effective from May 1st to October 31st inclusive;
- (s) Licence applications for beach food vending shall only be accepted from businesses that have a valid Village of Harrison Hot Springs approved food service operation business Licence.

DIVISION 3 – GENERAL INFORMATION

29. SEVERABILITY

If any provision of this Bylaw is held to be invalid, the invalid portion shall be severed from the bylaw and that invalidity shall not affect the remainder of the bylaw.

30. OFFENCE

Every person who violates any provision of this Bylaw commits an offence punishable on summary conviction and shall be liable to a fine of not more than \$10,000.00.

31. REPEAL

(a) "The Village of Harrison Hot Springs Bylaw No.908, 2010."

33. READINGS AND ADOPTION

READ A FIRST TIME THIS 16TH DAY OF AUGUST, 2010

READ A SECOND TIME THIS 16TH DAY OF AUGUST, 2010

READ A THIRD TIME THIS DAY OF , 2010

ADOPTED THIS DAY OF , 2010

Mayor

Corporate Officer

SCHEDULE "A"

BYLAW NO. 945
BUSINESS LICENCING AND REGULATION

Fee

1	Annual Business Licence	\$100.00
2	New Business Licence application after July 31 st	\$ 50.00
3	Transfer Fee	\$ 50.00



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 949

A bylaw to regulate signs

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to establish a bylaw to regulate signs in the Village of Harrison Hot Springs.

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Sign Bylaw No. 949, 2010".

2. INTERPRETATIONS

"Business/Premises" means a building that is used to carry on commercial or industrial undertakings of any kind from within the boundaries of the Village, providing professional, personal, or other services for the purpose of gain or profit, but does not include an activity carried on by the Provincial Government, its agencies or corporations owned by the Provincial Government.

"Election" as defined in the *Election Act* [RSBC 1996] Chapter 106

"Freestanding" means a sign wholly or partially supported from the ground by a structure which is independent of any building or structure

"Home Occupation" means a business carried on in a dwelling unit by a resident of that dwelling unit

"Lakeshore Beach Area" means the beach area commencing at the promenade along Esplanade Avenue to Rockwell Drive and continuing north along the beach to Harrison Lake

"Promotional" means the publicizing, advancement, encouragement and fostering of an enterprise

"Sandwich Board" means a one or two face non-illuminated portable sign with a maximum area of 2 square metres on each side.

"Third Party" means a sign that directs attention to products sold or services on property other than which the sign is affixed

3. **PURPOSE**

The focus of the Village activities is to attract, encourage and enhance tourism and business development to the community, and therefore as a matter of interpretation a bylaw will always be interpreted in a way that will benefit the objectives of the Village in the promotion of tourism.

4. **GENERAL PROVISIONS**

- 4.1 No sign shall be erected or lit in such manner as to interfere with the visibility of a traffic control device or to interfere with an access or egress from a highway or intersection.
- 4.2 No sign shall be equipped with flashing, oscillating or moving lights or beacons in such manner as to cast a direct beam on any highway or business/residential premises or to interfere with the visibility of a motorist on a highway.
- 4.3 No sign except those owned by Federal, Provincial or the Village shall be permitted on a road right-of-way or on property owned by the Village, unless otherwise provided for in this bylaw.
- 4.4 No sign or any part there of a sign shall be suspended or projected over a highway right-of-way or property owned by the Village unless approved by the Village.
- 4.5 Signs projecting over private pedestrian area shall have a clearance to the underside of the projection to at least 2.4 meters above grade.
- 4.6 No sign shall project over a travel portion of a lane or road right-of-way.
- 4.7 All signs must be aesthetically pleasing in appearance and maintained in a good state of repair pursuant to the Village's Sign Design Guidelines
- 4.8 No sign shall be permitted within the lakeshore beach area except those expressly authorized by the Village.

5. **PROHIBITIONS**

- 5.1 Except as provided elsewhere in this bylaw the following are prohibited.
 - a) Billboard signs
 - b) A sign located on a balcony or roof of a building
 - c) Signs in residential zones
 - d) A sign erected on Village owned property or highway

- e) A sign situated on walls, fences or elsewhere on or adjacent to a highway or public place that exhibits writing or pictures or the writing of words or making of pictures or drawings which are indecent or may tend to corrupt or demoralize or considered grossly insulting language rather immoral or indecent.

6. EXEMPTIONS

6.1 The following signs are exempt from this bylaw.

- a) Sign displayed within a shop or office
- b) A sign that identifies a building
- c) A sign owned or leased by the Village for municipal purposes
- d) Sign of a construction company on the lands where construction is being carried out provided the sign does not exceed a copy area of 3 square metres.
- e) A sign advertising the lease or sale of the property upon which the sign is located provided the sign shall not exceed 1.5 square metre copy area.
- f) A temporary sign advertising special events including sporting events, community causes, charitable fundraising campaigns and non-profit arts and cultural events provided they are not displayed longer than 30 days and are removed within 4 days following the end of the event.
- g) A sign on a building advertising a business within the building.
- h) Signs on benches occupying municipal property under agreement with the Village for the use of the public.
- i) Signs on municipal property where prior approval has been obtained from the Village and subject to specific conditions that may be imposed by the Village.
- j) Tourist information signs with a copy area not to exceed 3 square metres.

7. DUTIES AND RESPONSIBILITIES OF THE SIGN OWNER

- 7.1 No person shall commence the installation of or authorize or permit the installation of a sign unless a valid permit as required by this bylaw has first been obtained.
- 7.2 The owner shall ensure the removal of any sign erected on his/her property when the purpose of the message thereon is no longer required.
- 7.3 The owner shall ensure that all signs are constructed in accordance with all applicable legislation, regulations and bylaw and maintained to a safe and presentable standard to avoid risk of injury to any person or damage to any property.

- 7.4 Illuminated signs shall be connected to an electrical circuit on the premise which it pertains. All electrical installations shall be approved by the Province of British Columbia Electrical Safety Branch.
- 7.5 Freestanding signs and structures and signs with a copy area greater than 6 sq. metres shall be designed and constructed in accordance with part 4 of the British Columbia Building Regulations to resist wind, seismic and dead loads. A professional engineer may be required to submit signed, sealed and dated structural drawings and may be required to supervise all engineering components of the sign.
- 7.6 Freestanding signs and signs located in landscaped areas shall have a clearance space of 2.5 metres between the lowest portion of the sign and the finished grade of sidewalk or street.

8. APPLICATION

- 8.1 An application for a sign permit shall be completed on the prescribed form and be accompanied by the fee as prescribed in Schedule "A".
- 8.2 The applicant, in addition to the requirements of the Village's building regulation bylaw shall provide a plan of the proposed copy area and the intended location of the sign on an appropriate site plan.

9. TYPES OF SIGNS AND REGULATIONS

9.1 Business/Premises Sign

Businesses may advertise their activity on their business premise by means of sign with a copy area of not more than of 3 square metres either attached to the building or a sign supported from the ground by structural members and independent from the building which shall be regulated, constructed, installed as follows:

- a) Signs shall not extend beyond the property line and shall not interfere with public safety.
- b) Only one sign shall be allowed on each property except
 - i) properties having a frontage of greater than 25 metres and an area exceeding ½ hectare one freestanding sign shall be permitted for each additional ½ ha or part thereof, or
 - ii) property situated on a corner lot one freestanding sign shall be permitted adjacent to each intersecting highway.
- c) Business/Premise signs shall only be permitted in commercial, institutional or outdoor recreational businesses such as campgrounds, and shall be restricted to advertise the businesses carried on that property/

9.2 Village's Capital Works

For any business that may be affected by the Village's capital works and/or other construction projects may be authorized by the Village to be placed on road right-of-way or other commercial properties subject to the following:

- a) prior permission is received in advance or prior permission is received from the Village.
- b) the sign is removed within 10 days of completion of the capital works or other construction project or were the construction no longer interferes with the business to which the sign pertains.
- c) the copy area of the sign shall not exceed 3 square metres

9.3 Sandwich Board Signs

- 1) Permits for sandwich board signs will be issued annually, and permits are only valid for the year they are issued.
- 2) An annual permit for sandwich board signs may be issued subject to the following:
 - a) only one (1) sign per business
 - b) the sandwich board sign may only be displayed adjacent or within 200 metres of the business owner's property and only one sign will be permitted.
 - c) as determined by the building inspector or bylaw enforcement officer the sign shall not be a nuisance to impede with or represent a safety issue to vehicle and pedestrian traffic.
 - d) the sign shall not be located in any required parking area.
 - e) the sign must be kept in clean and good repair and in a presentable condition at all times.
 - f) the sign owner must submit to the Village proof of insurance of a minimum of 2 million dollars with the Village being a named insured.
 - g) the Village at its sole discretion may cancel the permit.

9.4 Freestanding Signs

- a) Freestanding signs are permitted subject to the following:
 - i) the number of freestanding sign located on the site shall not exceed the greater of 1 per each street frontage of the site or 1 for each 2 businesses located on the site.

- ii) the area of the freestanding sign shall not exceed 4 square metres plus an additional 1 square metre for each 15 meters of street frontage of the site which abuts the street, provided that the maximum area of a freestanding sign shall not exceed 8 square metres.
- iii) the maximum height of a freestanding sign shall not exceed 10 metres.

9.5 Third Party Signs

- a) Third party signs are permitted subject to the following conditions:
 - i) Third party signs will only be permitted in commercial zoned properties.
 - ii) if the property is occupied by a business activity only 1 third party sign will be permitted.
 - iii) If it is vacant commercial property the maximum of 3 third party signs will be permitted provided the spacing in between the signs is 5 metres.
 - iv) third party signs can not have copy area greater than 4 square metres.
 - v) all third party signs must be renewed annually.

9.6 Promotional Signs

- a) Signs required to advertise a special or community event shall be permitted subject to the following:
 - i) signs shall be located entirely on the property which advertisement appears, or another location as approved by the Village.
 - ii) signs shall be displayed for not more than 30 day prior to the event and must be removed 4 days following the event.
 - iii) signs shall be limited to 2 sides with a maximum copy area of 3 square metres per side.

9.7 Home Occupation

- a) Signs advertising accessory home occupation as defined and permitted in the Village's zoning bylaw may be permitted subject to the following:
 - i) signs shall not exceed a copy area of 1 square metre and only one sign shall be permitted.
 - ii) signs may be placed flat against an exterior wall of a building or attached to a fence or gate

- iii) signs are to be non-illuminated
- iv) a free standing sign shall not exceed 2 metres in height.

9.8 Election signs

- a) Election signs are permitted subject to the following:
 - i) every candidate in an election wishing to post or display an election sign shall prior to the posting or display of any sign, make application to the Corporate Officer for an election sign permit on the form provided by the Village and shall at the time of application deposit \$250.00 with the Village as security.
 - ii) every candidate who posts or displays an election sign on civic property shall remove the sign within 7 days after the election. If the person fails to remove the sign the sign shall be removed by the Village and the cost incurred for the removal shall be recovered from the deposit made by the candidate.
 - iii) election signs shall only be posted or displayed during the election period
 - v) no signs shall be posted or displayed on or near a public highway or sidewalk in a manner which interferes with motorist visibility or represents a safety hazard to the pedestrian traffic.

10. ENFORCEMENT

- a) the Bylaw Enforcement Officer or Building Inspector are hereby empowered to:
 - i) enter at all reasonable times onto any property subject to the regulation of this bylaw or the building code to ascertain whether the regulations or directions are being observed.
 - ii) order a person who is caught demeaning any of the provisions of this bylaw or the building code to comply with such provisions within the time specified.
 - iii) order a "stop work" if any part of the work is proceeding in contravention of any of the provisions of this bylaw or building code or if there is an unsafe condition on the real property on which the work is being carried out.
 - iv) order the immediate removal or effect removal of any sign constructed without a permit on municipal property.

- v) or the removal of any sign or part thereof constructed or maintained in contravention of any of the provisions of this bylaw or building code.
- vi) revoke the permit issued under this bylaw or building code if:
 - a) there is contravention of the bylaw
 - b) if the permit was issued in error
 - c) if the permit was issued on the basis of incorrect information or;
 - d) any fees required to be paid in this bylaw have not been paid.

11. **PENALTIES**

- 11.1 Every person who commits an offence contrary to the provisions of this Bylaw is liable on summary conviction to a penalty of not more than \$2,000.00 or imprisonment for up to six months in addition to the costs of prosecution.
- 11.2 Each day that a violation is permitted to exist constitutes a separate offence.

12. **REPEAL**

That "Village of Harrison Hot Springs Sign Bylaw No. 479, 1988" and amendments thereto are hereby repealed in their entirety

13. **READINGS AND ADOPTION**

READ A FIRST TIME THIS 16TH DAY OF AUGUST, 2010

READ A SECOND TIME THIS 16TH DAY OF AUGUST, 2010

READ A THIRD TIME THIS DAY OF , 2010

ADOPTED THIS DAY OF , 2010

Mayor

Corporate Officer

BYLAW NO. 949 SIGN SCHEDULE "A"

Fee Schedule

- | | |
|-------------------------|---------|
| 1. Sign application fee | \$50.00 |
|-------------------------|---------|



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** October 13, 2010
FROM: Debra Key, Corporate Officer **FILE:** 3900
SUBJECT: Zoning Bylaw Amendment No. 946, 2010

ISSUE:

To amend Zoning Amendment Bylaw No. 946, 2010 and schedule a date for a Public Hearing.

BACKGROUND:

The Zoning Amendment Bylaw was before Council on August 16, 2010. Council passed a resolution to refer the Zoning Bylaw to the Advisory Planning Commission and Economic Development Commission for comment. The Advisory Planning Commission met on August 24, 2010 and supported the bylaw. However, the Economic Development Commission reviewed the bylaw and have suggested an amendment to allow mobile concessions on commercial zoned property that are under the control of and operation of property owners or owner's staff .

RECOMMENDATION:

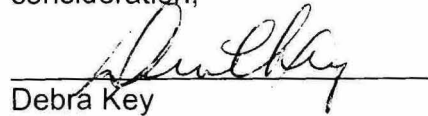
THAT Zoning Bylaw Amendment No. 946, 2010 be amended to read:
In Section 4 – General Regulations, under 4.1 add the following:

“A mobile concession will only be permitted on commercially zoned property and the mobile concession is under the control of and operated by the property owner or the owner's staff”.

and;

THAT Village staff be authorized to arrange to hold a public hearing on November 15, 2010 for Zoning Bylaw Amendment No. 946, 2010.

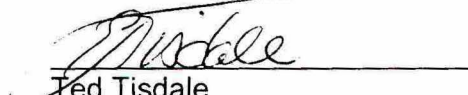
Respectfully submitted for your
consideration;


Debra Key
Corporate Officer

DIRECTOR OF FINANCE COMMENTS:

Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:


Ted Tisdale
Chief Administrative Officer

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**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 946**

**A bylaw to amend Village of Harrison Hot Springs
Zoning Bylaw 672, 1996**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 672, 1996, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted October 28, 1996;

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

I. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 946, 2010".

II. AMENDMENT

In Section 2 – Definitions, add the following:

"Mobile Concession" means a business that is not permanently affixed to the land, that provides for sale to the general public, food, drinks, confectionary items and/or non-food related items".

In Section 4 – General Regulations, under 4.1 add the following:

"A mobile concession will only be permitted on commercially zoned property and the mobile concession is under the control of and operated by the property owner or the owner's staff".

III. READINGS AND ADOPTION

READ A FIRST TIME THIS 16th DAY OF AUGUST, 2010

READ A SECOND TIME THIS 16th DAY OF AUGUST, 2010

AMENDED AND RE-READ A SECOND TIME THIS 18th DAY OF OCTOBER, 2010

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2010

READ A THIRD TIME THIS DAY OF , 2010

ADOPTED THIS DAY OF , 2010

Mayor

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 947

A bylaw to regulate the location of driveway access to a highway from adjacent lands

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to establish a bylaw to regulate highways and drainage, including access to and from highways;

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

1. CITATION

This bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Driveway Access Bylaw No. 947, 2010".

2. DEFINITIONS

"Driveway Access" means any road, lane, driveway, curb crossing, sidewalk crossing, or bridge improved or modified for vehicular traffic located on a highway or any portion thereof and which connects the highway to the private property abutting the highway, and includes any structural, drainage or other facilities necessary to accommodate the driveway access;

"Highway" as defined in the *"Transportation Act"*, [SBC 2004] Chapter 44

- a. No person shall construct or cause to be constructed, any driveway access unless they have obtained and hold a valid and subsisting Driveway Access Permit issued by the Village.
- b. The owner of the property shall make application for a Driveway Access Permit by completing the prescribed application form and paying a \$100.00 fee.
- c. The owner will be required to attach to the application, a sketch plan showing the proposed location of the driveway access to the highway including approximate location of services on the highway.
- d. Upon approval of the permit by the CAO, a Driveway Access Permit, once issued, shall remain valid until revoked.

- e. A Driveway Access Permit may be revoked at any time by the Chief Administrative Officer if:
- i) there is a contravention of any provision of this or of any other applicable Bylaw, or of any condition set out in the Permit; or
 - ii) in the opinion of the Chief Administrative Officer, public safety is at risk; or
 - iii) the driveway access construction is not duly and properly completed to the Chief Administrative Officer's satisfaction within six months after the date of issuance of the Permit; or
 - iv) the Permit was issued on the basis of incorrect information supplied by the owner or agent.
- f. The surface, paved or otherwise, of the driveway access, excluding public sidewalk, curb, or gutter, shall be maintained and kept in good repair by and at the expense of the owner.
- g. Any driveway access permits required to join the property to Hot Springs Road will be referred to the Ministry of Transportation for approval.
- h. Any damage caused to public property by the owner will be the responsibility of the owner of the property, to repair to Village standards, or reimburse the Village for its costs to repair.

3. **READINGS AND ADOPTION**

READ A FIRST TIME THIS 16TH DAY OF AUGUST, 2010

READ A SECOND TIME THIS 16th DAY OF AUGUST, 2010

READ A THIRD TIME THIS 16TH DAY OF AUGUST, 2010

RESCINDED THIRD READING THIS 13th DAY OF SEPTEMBER, 2010

AMENDED AND RE-READ A THIRD TIME THIS 13th DAY OF SEPTEMBER, 2010

ADOPTED THIS DAY OF , 2010

Mayor

Corporate Officer



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 951**

A bylaw to repeal Bylaw No. 944

WHEREAS the Mayor and Council adopted Loan Authorization and Temporary Borrowing Repeal Bylaw No. 944.

AND WHEREAS Bylaw No. 944 Loan Authorization and Temporary Borrowing Repeal Bylaw must be repealed;

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

1. CITATION

This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs "Loan Authorization and Temporary Borrowing Repeal Bylaw No. 951, 2010".

2. The following bylaw is hereby repealed:

(a) Village of Harrison Hot Springs Loan Authorization and Temporary Borrowing Repeal Bylaw No. 944.

3. READINGS AND ADOPTION

READ A FIRST TIME THIS 24th DAY OF SEPTEMBER, 2010

READ A SECOND TIME THIS 24TH DAY OF SEPTEMBER, 2010

READ A THIRD TIME THIS 24TH DAY OF SEPTEMBER, 2010

ADOPTED THIS DAY OF _____, 2010

Mayor

Corporate Officer



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 953**

A bylaw to repeal Bylaw No. 905

WHEREAS the Mayor and Council adopted Kent Sewer Line Temporary Borrowing Bylaw No. 905;

AND WHEREAS Bylaw No. 905 Kent Sewer Line Temporary Borrowing must be repealed;

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

1. CITATION

This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs "Kent Sewer Line Temporary Borrowing Repeal Bylaw No. 953, 2010".

2. The following bylaw is hereby repealed:

(a) Village of Harrison Hot Springs Kent Sewer Line Temporary Borrowing Bylaw No. 905.

3. READINGS AND ADOPTION

READ A FIRST TIME THIS 24TH DAY OF SEPTEMBER, 2010

READ A SECOND TIME THIS 24TH DAY OF SEPTEMBER, 2010

READ A THIRD TIME THIS 24TH DAY OF SEPTEMBER, 2010

ADOPTED THIS DAY OF OCTOBER, 2010

Mayor

Corporate Officer



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 954**

A bylaw to amend the Financial Plan for the years 2010-2014

WHEREAS the Village of Harrison Hot Springs has deemed it necessary to amend the Financial Plan for the years 2010 – 2014;

AND WHEREAS public consultation regarding the amendments to the Financial Plan was provided by way of an open meeting;

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

1. CITATION

This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs "Financial Plan Amendment Bylaw No. 954, 2010".

2. REPEAL

(a) That Schedule "A" to Financial Plan Bylaw No. 938, 2010 is hereby repealed in its entirety and replaced with Schedule "A1" attached hereto and forming part of this bylaw.

3. READINGS AND ADOPTION

READ A FIRST TIME THIS 18th DAY OF OCTOBER, 2010

READ A SECOND TIME THIS 18th DAY OF OCTOBER, 2010

READ A THIRD TIME THIS 18th DAY OF OCTOBER, 2010

ADOPTED THIS DAY OF , 2010

Mayor

Corporate Officer

**Schedule A1
Bylaw No. 954
Financial Plan
2010-2014**

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues					
Property Taxes - Residential	\$ 990,800	\$ 1,020,000	\$1,051,000	\$1,083,000	\$1,115,000
Property Taxes - Business	736,800	759,000	782,000	805,000	829,000
Property Taxes - Rec / Non Profit	61,700	63,000	65,000	67,000	69,000
Municipal Debt Taxes	26,100	26,150	26,150	26,150	26,150
Frontage Charges	382,500	381,000	381,000	381,000	381,000
Penalties and Interest	24,500	16,200	16,200	16,200	16,200
Revenue Taxes	29,900	25,000	25,000	25,000	25,000
Payments in Lieu of Taxes	6,150	5,700	5,850	6,000	6,100
Sale of Services	5,550	5,500	5,800	5,800	5,800
Revenues from Own Sources	697,150	613,080	611,080	611,080	611,080
Other Revenues	3,050	1,150	1,150	1,150	1,150
Transfers from Other Governments	<u>1,671,840</u>	<u>2,356,640</u>	<u>181,640</u>	<u>181,640</u>	<u>431,640</u>
Total Revenues	\$ 4,636,040	\$ 5,272,420	\$3,151,870	\$3,209,020	\$3,517,120
Expenditures					
General Government	\$ 918,960	\$ 869,360	\$ 863,110	\$ 852,110	\$ 862,310
Community Services	270,180	240,680	240,680	240,380	239,980
Protective Services	124,050	112,100	111,600	109,000	109,000
Public Works	269,570	250,400	249,700	248,050	248,200
Transportation Services	148,100	155,250	155,250	155,250	155,250
Environmental and Public Health	134,810	115,300	116,300	116,300	116,300
Recreation and Culture	380,790	354,980	355,080	356,780	356,930
Sewer Utility	268,990	284,690	282,690	282,690	282,690
Water Utility	150,100	163,830	163,830	163,830	163,830
Debt - Interest	62,310	65,310	90,310	90,310	90,310
Amortization of capital assets	<u>578,900</u>	<u>578,900</u>	<u>578,900</u>	<u>578,900</u>	<u>578,900</u>
Total Expenditures	\$ 3,306,760	\$ 3,190,800	\$3,207,450	\$3,193,600	\$3,203,700
Surplus (Deficit)	\$ 1,329,280	\$ 2,081,620	\$ (55,580)	\$ 15,420	\$ 313,420
Capital, Debt , Reserve Transfers and Borrowing					
Capital Expenditures	\$ (3,856,100)	\$ (3,176,000)	\$ (64,000)	\$ (35,000)	\$ (183,000)
Repayment of debt	(322,350)	(83,320)	(100,320)	(100,320)	(100,320)
Replacement reserves	(410,950)	(396,000)	(359,000)	(609,000)	(609,000)
Reserves used for capital financing	2,399,950	933,000	-	150,000	-
Appropriation from surplus	281,270	61,800	-	-	-
Equity in tangible capital assets	578,900	578,900	578,900	578,900	578,900
Borrowing	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	\$ (1,329,280)	\$ (2,081,620)	\$ 55,580	\$ (15,420)	\$ (313,420)
Surplus (Deficit) plus Capital, Debt Reserve Transfers and Borrowing	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Cycling – Economic Impacts

British Columbia is well known for its unique and challenging mountain biking trails. While community and tourism organizations acknowledge that mountain biking tourism generates economic activity, quantifiable data is needed to demonstrate the value of the trails, encourage investment in infrastructure, and establish appropriate trail management policies. To meet these objectives, the Western Canada Mountain Bike Tourism Association (MBTA) conducted a pilot study to measure the economic impact of mountain biking in the Sea to Sky Corridor which includes the communities of the North Shore (North Vancouver and West Vancouver), Squamish, and Whistler.

The trail systems of the North Shore, Squamish and Whistler, are estimated to have collectively generated \$9.8 million in spending from riders that live outside of the host community over the period from June 4 to September 17, 2006.

The Whistler Experience

Spending by visitors to Whistler accounted for two-thirds of the total, at just over \$6.6 million (note figure excludes Whistler Bike Park spending). On the North Shore, the expenditures by visitors to the GVRD as well as non-North Shore GVRD residents totalled just over \$2.0 million. Finally, Squamish saw spending from riders totalling over \$1.2 million as a result of non-resident riders visiting the trail system as well as training and participating in the popular Test of Metal mountain bike race held in mid June each year.



The combined expenditures of non-resident riders on the trail systems in the three communities resulted in a total of \$8.9 million in new economic activity (GDP) and supported 186 jobs through the payment of just over \$6.0 million in wages and salaries.

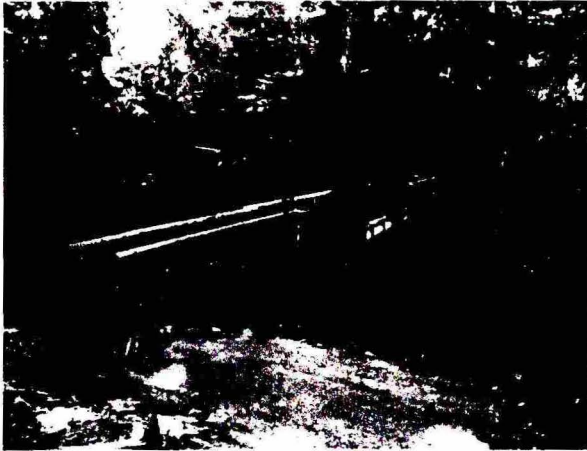
In addition to the trail systems, the study also surveyed riders at the Whistler Bike Park (WBP) and the Crankworx festival. The WBP, the most visited mountain bike park in North America was a considerable source of revenue for both Whistler and the Province of BC.

Non-resident visitors to the WBP spent an estimated \$16.2 million in Whistler.

Finally, the Crankworx Mountain Bike Festival continues to grow, with the 2006 edition attracting in excess of 26,000 unique visitors to Whistler over the 9 days of the event, with non-resident expenditures totalling \$12.7 million.

The authorized trail system in the Whistler Valley generates considerably more economic activity than trail systems in Squamish and on the North Shore where few authorized trails exist. Whistler has been able to capture higher visitor expenditure in part by having the ability to promote its municipal trails and associated services (bike rentals, guides, camps, etc) directly to visitors both within the resort and externally.

Although one might draw the conclusion that the lift accessed Whistler Bike Park draws most riders to Whistler, the survey showed that just over half of the Whistler Valley riders indicated cycling was an important trip motivator (i.e. 52% gave cycling a 4 or 5 on a 1 to 5 scale of importance where 5 represents cycling being the only reason for taking a trip), illustrating the importance of the municipal trail system.



Furthermore, the survey found that there was less than 10% cross over between Whistler Bike Park riders and those on the Whistler Valley Trails reinforcing the notion that the Valley Trails were a significant stand alone draw.

The results of the study show that mountain bike trail systems of the Sea to Sky region attract large numbers of visiting riders to the host communities and cumulatively generate a significant economic impact in the region.

When the values of trail systems at the community level are compared, the results suggest that the level of economic impact is dependant on whether or not trails are authorized and offer some long term certainty for both public and commercial use.

Flash forward to 2010 – This article from the Globe & Mail

August 16, 2010 Bike fest has Whistler flying high



“Once the snow melted, so too went the buzz in Whistler. But the Crankworx mountain bike festival has changed that. The event has become the town's signature party and gets bigger and better every year” MATTHEW SEKERES

WHISTLER, B.C. -- When he first moved to Whistler 11 years ago, Mike Wilson was a seasonal resident who would head home to Mississauga, Ont., come summer because the restaurant he worked for closed its doors when the snow melted.

But today, the Garibaldi Lift Company's bar manager oversees a year-round establishment thanks to the Whistler Mountain Bike Park and the Crankworx mountain bike festival, which have turned B.C.'s best known winter playground into a bustling summer resort. The nine-day festival, which concluded Sunday, fuels business in skiing's off-season, but it has also become Whistler's signature party.

"Every year it grows, it's almost the event of the year," Mr. Wilson said while seated on the GLC's patio Saturday, where there's not a seat to be had. "This is starting to match Christmas, which is always the biggest week of the year."

On Friday, one professional snowboarder made the grudging admission that Crankworx is now superior to the Telus World Ski and Snowboard Festival, the 15-year-old winter showcase that caters to Whistler's traditional customers.

More than 100,000 people visited specifically for Crankworx last year, and the seven-year-old festival issues close to 300 media credentials. A 2005 study concluded that Crankworx had a \$10-million impact on the local economy and a new study, due this fall, is expected to show massive growth.

The festival features extreme mountain bike competitions, art and culture events, and a cycling exposition that takes over the village and clogs pedestrian traffic. It has a title beer sponsor, Kokanee, an energy drink sponsor, Monster, and every major cycling company attends the expo, hawking the latest technology.

Proof of its growth came this year when the festival received federal government stimulus money for the first time. Crankworx qualified for \$170,000 from Ottawa's Marquee Tourism Events Program, joining a list of Canadian institutions such as the Grey Cup and Calgary Stampede.

Mr. Wilson said the second Saturday of the festival, when the extreme "slope-style" competition brings out biking enthusiasts and gawkers alike, is his biggest financial day of the year, drawing 1,500 customers to the slope-side restaurant that overlooks the course. It is also Whistler's busiest hotel night with 90-per-cent occupancy, according to Arlene Schieven, Tourism Whistler's vice-president of marketing.

Crankworx works because of the world's most popular bike park, which takes 125,000 riders up its lifts each year - five per cent of Whistler-Blackcomb's paid lift visits - to speed down challenging terrain complete with bumps, jumps and kickers.

"It would be our single biggest economic driver [in the summer], and I think it's even eclipsed golf," said Rob McSkimming, Whistler-Blackcomb's vice-president of business development. "There's an impression that mountain biking is a fringy thing, but you look at it, there are more mountain bikers than skiers. ... You can't come here and not be exposed to mountain biking. The bicycle, and the culture surrounding it, is now a big part of our culture."

Mr. McSkimming said summertime used to be Whistler's "off-, off-, off-season" and only residents were around. Mountain management envisioned the bike park as a tourist attraction

when it took over operations in 1999, but it has become a destination for recreational riders and serious competitors, and Crankworx has become the world's foremost mountain-biking festival, with rich purses for professionals.

More than 20,000 spectators watched the slope-style competition Saturday, gasping and cheering as rider after rider performed flips and spins more than 20 feet off the ground.

Some held signs declaring, "I wish this were in 3D," and "I am Crankworx history." Many lined the trail up-mountain, standing just inches from the competitors for a sports experience that had the intimacy of court-side seats at a National Basketball Association game.

The park is so successful that it has spun off another business, Gravity Logic, co-owned by Dave Kelly, one of Whistler's early trail builders. Mr. Kelly and his two partners now consult for resorts around the globe, helping them build bike parks on the Whistler model.

Gravity Logic has 20 active projects in 12 countries, including 10 in Sweden and six in Colorado. Mr. Kelly said he works in geographic clusters because once one resort opens a bike park, its competitors feel compelled to respond.

Whistler Cycling Policy

COUNCIL POLICY

POLICY NUMBER: I-11 DATE OF RESOLUTION: DECEMBER 6, 2004
WHISTLER CYCLING POLICY

1. SCOPE OF POLICY

This policy guides municipal staff in the integration of the bicycle into transportation, recreation and development planning.

2. OBJECTIVES

Cycling benefits Whistler's environment, its economy, the health of its people, the resort experience and society at large. It is the goal of the Resort Municipality of Whistler to integrate cycling into the lives of residents and visitors by providing safe, accessible and convenient transportation cycling routes and facilities. The RMOW will also encourage and support environmentally responsible recreational cycling as an economic driver of the resort community and a contributor to the well being of Whistler residents.

3. GUIDING PRINCIPLES

3.1 Specific provisions for cyclists will be made on new and upgraded municipal roadways. Exceptions to this requirement will be subject to the evaluation process described below.

3.2 Valley Trail connections will be extended to new and redeveloped neighbourhoods and commercial developments subject to the evaluation process.

3.3 Appropriate bicycle end-of-trip facilities will be provided at municipal buildings and parks. The RMOW will encourage the provision of appropriate end-of-trip facilities in development permit re-zoning developments such as commercial and residential buildings.

3.4 Municipal roads and paved bicycle paths will be maintained to enable cyclists to use the facilities safely and conveniently within our financial framework.

3.5 The RMOW will work in conjunction with the Ministry of Transportation in the planning and implementation of cycling improvements to Highway 99.

3.6 Recreational cycling trails will be provided for the benefit of residents and visitors. The RMOW will work cooperatively with the private and volunteer sectors to build and maintain recreational trails to Whistler Trail Standards, Environmental and Technical Trail Features.

3.7 Recreational cycling contributes to the economic well being of the resort. The RMOW will support cycling tourism and events that are deemed to be in the interest of the resort community.

3.8 The RMOW will consult with local cycling stakeholders in the planning and promotion of transportation and recreational cycling routes, trails, facilities and programs. The Whistler Cycling Committee, the Whistler Off Road Cycling Association and other cycling advocacy groups will advise on cycling issues and provide feedback on the effectiveness of the Cycling Policy.

3.9 The capital and operating costs of implementing the Cycling Policy for RMOW facilities will be managed within normal RMOW business practices and annual budgeting and financial planning processes.

3.10 This Cycling Policy and other cycling plans will be reviewed on a regular basis, in consultation with cycling stakeholders.

3.11 Exceptions to this policy will be subject to a detailed evaluation of the as outlined in Best Practices.

4. BEST PRACTICES

In the application of the Cycling Policy RMOW staff will give careful consideration to cycling in the planning, design, construction and operation of all new and upgraded municipal roads, paved trails, buildings and facilities. Occasionally, after a detailed staff evaluation, it may be concluded

that specific provisions for cycling are not feasible on a route or in a facility. Provisions for cycling may be excluded for the following reasons:

4.1 There may not be a feasible way to ensure cyclist safety when using the route. For example, a cliff face along the edge of a road may make it impossible to build a facility wide enough to share the road safely.

4.2 The volume of automobile traffic on a route may be sufficiently low that the safety of cyclists is not compromised and separate facilities may not be necessary. This exception might apply to a street within a residential neighbourhood.

4.3 The cost to accommodate cyclists may be too high given the number of users.

4.4 An existing Provincial Law or Municipal bylaw specifically prohibits cycling along that route.

4.5 Cycling is not in the greater public interest. This may include situations where the changes necessary to accommodate cyclists could damage environmentally sensitive sites or infringe onto archeological aboriginal sites such as culturally modified trees.

Certified Correct:

Brenda Sims, Municipal Clerk

CYCLOCROSS

Background

Cyclo-cross has been around since the 1940's or so, and was originally a way for road racers to maintain their fitness level through late fall and early winter. It was started in Europe where it has remained consistently popular. If you look at world class mountain bike races from the early-mid '90s onwards, the Americans (who invented mountain bike racing) are no longer dominant. Europeans win almost all the races. It's not because they picked up on mountain bike racing quickly, it is because of their background in Cyclo-cross. Several mountain bike world champions in recent years have been past Cyclo-cross champions.



Running up and over obstacles is an essential element of cyclo-cross

Photo ©: Russ and Nancy Wright

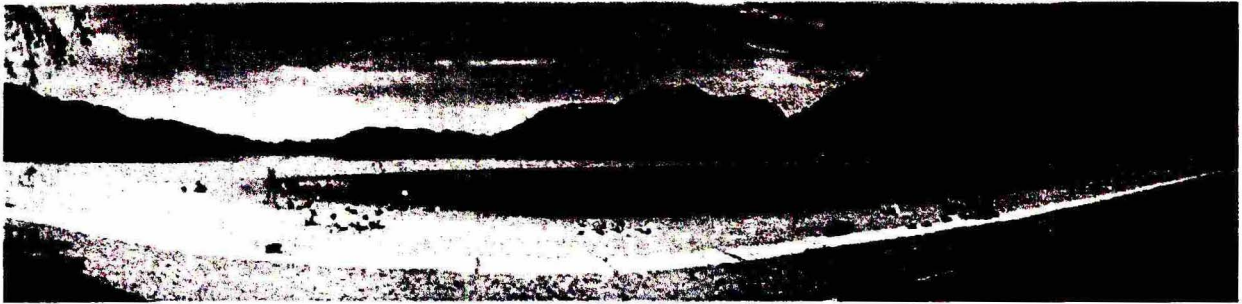
The race course is usually a mix of grass fields, dirt roads, relatively short asphalt sections (if any), some sand (but not too deep), some mud or stream crossings (but not silly deep stuff that requires scuba gear) and several forced dismounts and running sections. The natural obstacles in 'cross courses are often less severe than in mountain bike courses, but many mountain bike racers will say that Cyclo-cross is physically harder and more painful than mountain bike racing, and of course it's very different from riding on the tarmac.

For example, there are no long, rocky single track descents in cross — in fact there are rarely any rocky sections. However, the descents might be significantly steeper, albeit shorter and on grass. Forced dismounts and running sections are the thing that really sets 'cross apart from other types of racing. Barricades 10-18in high (25-45cm) are erected in the course in sets of between two and six, and they are spaced closely enough together to prevent bunny hopping.

There's a balletic grace in the way an accomplished 'cross racer can approach a set of barricades at full speed, dismount and begin running while shouldering his or her bike, then jump the barricades, then setting down the bike, remount and pedal off. Remember that this all happens in continuous, fluid motion and there is very little reduction in speed. When I see a large field of racers do this in unison, it reminds me of watching a herd of antelope vaulting a fence or line of bushes. Other popular forced dismounts are short, very steep climbs that can't be ridden, or, sometimes, stair climbs.

Cross racing requires a combination of mountain biking and road racing skills and fitness. The races are short, so the huge endurance required for stage races on the road is unnecessary, but the constant switching between aerobic and anaerobic modes means you need a different type of endurance: the capacity to hurt (but it's a good hurt!) for 60 minutes. The ability to run, or at least to sprint for a few dozen metres, is mightily useful, and if you don't have the riding skills to control a (relatively) skinny-tired bike on slippery surfaces, you will after a few races.

What could Harrison do?



With a little imagination and some funding and a lot of volunteers, Harrison Hot Springs could be one of the premier hosts for Cyclocross events in B.C. The important thing to keep in mind with an event of this type is when and where. When is during the fall and winter months, the time when our businesses really need a lift. The where is also critical to a successful event. The event is as much about the spectators as it is about the competitors.

The Harrison Hot Springs Lagoon area is ready made for challenging course with great viewing spots and a close proximity to motels, hotels, coffee shops, restaurants and other services. Natural areas can easily be enhanced to make the course challenging for riders and fun for spectators.



The Course

The start of a Cyclocross event is usually staged in a wide hard packed surface area such as a roadway. In Harrison we would use Esplanade from the Plaza to the Boat Launch for the start and finish of the race. Riders would start from the Plaza and proceed eastward along Esplanade to the entrance of the boat launch parking lot. At this point they would make a sharp switch back turn onto the sidewalk separating the parking area from the street and head west. The next turn would be a sharp right onto the gravel pathway between the parking lot and the lagoon. *Note: the boat launch parking lot would also serve as the equipment area for competitors.*

Continuing around the lagoon spit, riders would encounter a series of "S" turns riding up and down between the spit and the lagoon while moving west. At the west end of the spit riders would enter into an obstacle course of various structures including barriers where they would

need to dismount and run with their bikes. This area could also be built up with small hills they would need to ride over. From the obstacle course riders would move to the lagoon walkway on the south side. Riding the walkway till they reach the end and drop down once again onto the lagoon where riders are in for a tough ride in soft sand.



Exiting the "sand trap", riders will be faced with a series of wide steps taking them up and across the sidewalk and down a narrow walkway back onto Esplanade where they ride east again to the boat launch parking area. This completes a circuit and provides excellent viewing of the entire race.



Washrooms and showers can be provided within existing facilities and the roof of the beach washrooms can be used for announcing by race officials.



What's needed now is desire and motivation to establish Harrison Hot Springs as a great place to race.

