



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

# GULAR COUNCIL MEETIN

Date:

Monday, January 17, 2011

Time:

7:00 p.m.

Loca	ation:	Council Chambers, Harrison Hot Springs, British Columbia	
1. CALL TO	ORDE	R	
	(a)	Meeting called to order by Mayor Becotte	
2. INTRODUC	CTION	N OF LATE ITEMS	
3. APPROVAL	L OF	AGENDA	
J. MILICOVIA			
4. ADOPTION	AND	RECEIPT OF MINUTES	
☐ Regular Council Meeting Minutes – December 6, 2010		THAT the minutes of the Regular Council Meeting of December 6, 2010 be adopted.	Item 4.1 Page 1
☐ Special Council Meeting Minutes – December 14, 2010		THAT the minutes of the Special Council Meeting of December 14, 2010 be adopted.	Item 4.2 Page 9
☐ Special Council Meeting Minutes – January 6, 2011		THAT the minutes of the Special Council Meeting of January 6, 2011 be adopted.	Item 4.3 Page 13
□ Public Hearing Record – December 6, 2010		THAT the record of the Public Hearing of Official Community Plan Bylaw Amendment Bylaw No. 955, 2010, Zoning Bylaw Amendment Bylaw No. 956, 2010 and Official Community Plan Bylaw Amendment Bylaw No. 957, 2010 of December 6, 2010 be adopted.	Item 4.4 Page 17
☐ Communities in Bloom Committee Meeting Minutes – September 16, 2010		THAT the minutes of the Communities in Bloom Committee Meeting of September 16, 2010 be received.	Item 4.5 Page 21
☐ Harrison Lake Harbour Commission Meeting Minutes – November 4, 2010		THAT the minutes of the Harrison Lake Harbour Commission Meeting of November 4, 2010 be received.	Item 4.6 Page 23
5. BUSINESS	ARIS	ING FROM THE MINUTES	1
	1		

6. DELEGATIONS	AND PETITIONS	
☐ BC Assessment	Raj Sandhu, BC Assessment re 2011 Assessment Roll information	
□ S. Key	Stephanie Key, Tourism Harrison re Update	
7. CORRESPOND	ENCE	
☐ Email from Fisheries and (	Oceans Canada re Draft Recovery Strategy and Proposed Critical Habitat for Salish Sucker	Item 7.1 Page 29
☐ Email from UBCM re Pro	posed Water Sustainability Act	Item 7.2 Page 45
8. BUSINESS ARIS	SING FROM CORRESPONDENCE	
9 REPORTS OF C	OMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS	
10. REPORTS FRO	M MAYOR	
K. Becotte – verbal		
	OM COUNCILLORS	
D. Harris - verbal D. Kenyon - verbal A. Jackson - verbal B. Perry – verbal		
12. REPORTS FRO	)M STAFF	
☐ Interim Audit Report December 9, 2010	Report of Director of Finance – December 9, 2010 Re: Interim Audit Report	Item 12.1 Page 67
	Recommendation:	
	THAT Council receives the 2010 Interim Audit Report from McConnel, Voelkl dated December 3, 2010	
☐ Hemlock Resort Master Plan and Proposed Resort Expansion – January 11, 2011	Report of Community and Economic Development Officer – January 11, 2011  Re: Hemlock Resort Master Plan and Proposed Resort Expansion	Item 12.2 Page 69
	Recommendation:	1

☐ Partners for Climate Item 12.3 Report of Community and Economic Development Officer – January 11, Protection (PCP) Program -Page 73 2011 January 11, 2011 Re: Partners for Climate Protection (PCP) Program Recommendation: THAT Council support the attached resolution for the Village of Harrison Hot Springs to join the FCM-ICLEI (Local Governments for Sustainability) Partners for Climate Protection Program. 13. BYLAWS Zoning Amendment Bylaw Report of Michael Rosen, Planning Consultant – January 10, 2011 Item 13.1 No. 912, 2009 - January 10, Page 81 Re: Zoning Amendment Bylaw No. 912, 2009 (Tugboat Junction) Recommendation: THAT Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 912, 2009 be read a third time; THAT Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 912, 2009 be read a fourth and final time; and THAT the Mayor and Corporate Officer be authorized to execute the 219 restrictive covenant addressing issues related to the electric go kart operation. Item 13.2 ☐ Business Licencing and THAT Business Licencing and Regulation Bylaw No. 945, 2010 be received Page 97 Regulation Bylaw No. 945, 2010 for third reading. ☐ Council Procedure Bylaw No. THAT Council Procedure Bylaw No. 958, 2011 be received for first, second 958, 2011 Item 13.3 and third readings. Page 109 Item 13.4 ☐ Neighbourhood Planning Report of Michael Rosen, Planning Consultant – January 10, 2011 Area 2 - Official Community Page 129 Re: Neighbourhood Planning Area 2 – Official Community Plan Bylaw Plan Amendment Bylaw No. Amendment No. 961, 2011 THAT Official Community Plan Amendment Bylaw No. 961, 2011 be read a first time; THAT pursuant to Section 879 of the *Local Government Act*, the comments previously received by the Advisory Planning Commission, the Fraser Valley Regional District, the Economic Development Commission, and the Neighbourhood Planning Area Working Group, be considered sufficient for consultation purposes; and THAT staff be authorized to schedule a public information meeting regarding Official Community Plan Amendment Bylaw No. 961, 2011 prior to the holding of a public hearing.

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14. QUESTIONS FROM THE PUBLIC (AGENDA ITEMS ONLY)	
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I5. ADJOURNMENT	· · · · · · · · · · · · · · · · · · ·

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

DATE:

December 6, 2010

TIME:

After Public Hearing

PLACE:

Council Chambers

IN ATTENDANCE:

Mayor Ken Becotte Councillor Allan Jackson Councillor Dave Harris Councillor Dave Kenyon Councillor Bob Perry

Ted Tisdale, Chief Administrative Officer Andre Isakov, Community and Economic

**Development Officer** 

Michael Rosen, Planning Consultant Debra Key, Corporate Officer (Recorder)

#### ABSENT:

## 1. <u>CALL TO ORDER</u>

The Mayor called the meeting to order at 7:10 p.m.

## 2. <u>INTRODUCTION OF LATE ITEMS</u>

The Mayor presented of plaque to Felix and Linda Comeau for "best decorated residential" for the Halloween Decorating Contest.

Harrison Lake Harbour Commission Report

Bylaw No. 959 Waste Collection and Disposal

# 3. <u>APPROVAL OF AGENDA</u>

Moved by Councillor Jackson Seconded by Councillor Harris

THAT the agenda be approved as amended.

CARRIED UNANIMOUSLY

## 4. ADOPTION AND RECEIPT OF MINUTES

☐ Regular Council Meeting Minutes – November 15, 2010

Moved by Councillor Kenyon Seconded by Councillor Perry

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

☐ Public Hearing Record – Zoning Bylaw Amendment Bylaw No. 946, 2010 – November 15, 2010 Moved by Councillor Perry Seconded by Councillor Harris

**THAT** the record of the Public Hearing of Zoning Bylaw Amendment Bylaw No. 946, 2010 of November 15, 2010 be adopted.

CARRIED UNANIMOUSLY

Community to Community Forum Notes -November 10, 2010 Moved by Councillor Jackson Seconded by Councillor Kenyon

**THAT** the notes of the Community to Community Forum of November 10, 2010 be received.

CARRIED UNANIMOUSLY

☐ Parks and Recreation Commission Meeting Minutes - June 29, 2010 Moved by Councillor Perry Seconded by Councillor Jackson

THAT the minutes of the Parks and Recreation Commission Meeting of June 29, 2010 be received.

CARRIED UNANIMOUSLY

☐ Parks and Recreation Commission Meeting Minutes – October 26, 2010

Moved by Councillor Harris
Seconded by Councillor Jackson

**THAT** the minutes of the Parks and Recreation Commission Meeting of October 26, 2010 be received.

CARRIED UNANIMOUSLY

☐ Economic Development Commission Meeting Minutes – September 22, 2010

Moved by Councillor Kenyon Seconded by Councillor Jackson

**THAT** the minutes of the Economic Development Commission Meeting of September 22, 2010 be received.

CARRIED UNANIMOUSLY

☐ Advisory Planning Commission Meeting Minutes – September 21, 2010 Moved by Councillor Kenyon Seconded by Councillor Jackson

**THAT** the minutes of the Advisory Planning Commission Meeting of September 21, 2010 be received.

5. <u>BUSINESS ARISING FROM THE MINUTES</u>

None

6. <u>PUBLIC AND STATUTORY HEARINGS</u>

None

7. <u>DELEGATIONS</u> and PETITIONS

None

8. <u>CORRESPONDENCE</u>

9. <u>BUSINESS ARISING OUT OF CORRESPONDENCE</u>

REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE

**AND COMMISSIONS** 

Harrison Lake Harbour Commission

The Mayor provided the Harrison Lake Harbour Commission Terms of Reference and Harrison-Kent Lakeshore Plan Terms of Reference to Council for information for the next Council meeting.

10. REPORTS FROM MAYOR

Attended Breakfast with Santa

Festival of Trees at Harrison Resort & Spa

Light up of Christmas Trees at Plaza

Christmas Parade in Chilliwack - Council should consider parade for

next year

11. <u>REPORTS FROM COUNCILLORS</u>

Councillor Harris November 19, 2010 attended Royal Canadian Cadet

November 23 & 24, 2010 attended Council and staff retreat

December 3, 2010 attended CHPA Open House

Attended Breakfast with Santa and attended to view Festival of Trees

Attended Harrison Christmas Crawl

December 23, 2010 CIB will be going through and evaluating houses

for best residential and best business decorated

Councillor Kenyon Attended Breakfast with Santa

Councillor Jackson November 29, 2010 attended Harrison Tourism Director's meeting.

Attended Council retreat

Breakfast with Santa

Thanked Tree judges, Jeff Thompson, Marg Doman and Maureen Wendt

The winners were for Best business - 1<sup>st</sup> place Agassiz Harrison Community Services, 2<sup>nd</sup> place Cookin' Kim's

Best organic/recycled tree – 1<sup>st</sup> place Harrison Preschool, 2<sup>nd</sup> place HHS Elementary

#### **Councillor Perry**

November 16, 2010 attended APC as observer

November 16, 2010 attended Solid Waste Open House November 18, 2010 attended Healthy Communities

November 23 and 24, 2010 participated in tree delivery and reception

December 20, 2010 Healthy Communities will be handing out

**Christmas Hampers** 

Holiday Train coming – December 17, 2010

#### REPORTS FROM STAFF

☐ Proposed Neighbourhood Planning Area 2 - December 1, 2010

Moved by Councillor Jackson Seconded by Councillor Perry

Report of Michael Rosen, Planning Consultant – December 1, 2010 Re: Proposed Neighbourhood Planning Area 2

THAT staff be authorized to prepare a bylaw for first reading that would amend the Official Community Plan by incorporating a land use policy framework for Neighbourhood Planning Area 2 based upon the draft Neighbourhood Plan attached to the report from the Planning Consultant dated December 1, 2010.

CARRIED UNANIMOUSLY

☐ Rezoning Application — Kingma — December 1, 2010 Moved by Councillor Jackson
Seconded by Councillor Kenyon

Report of Michael Rosen, Planning Consultant – December 1, 2010 Re: Rezoning Application – Kingma, Hot Springs Road, Part of Fractional Section 13, TP 4, R 29, W6M Except parts subdivided by Plans: 251, 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, LMP10582, NWD

**THAT** the proponent be requested to provide the information outlined in this report prior to proceeding further with the referral process outlined in Option 3.

Councillor Harris excused himself from the chambers at 8:10 p.m. due to a potential conflict of interest.

☐ Award of the Waste Water Treatment Plant Contract -

### Moved by Councillor Kenyon Seconded by Councillor Jackson

Report of Chief Administrative Officer - November 30, 2010

Re: Award of the Wastewater Treatment Plant Contract

THAT Council award the contract to Timbro Construction for the upgrades to the Village's Waste Water Treatment Plant subject to the consultant clarifying the Design/Build Agreement with Timbro; and

**THAT** the Mayor and Corporate Officer be authorized to execute the Design/Build Agreement.

CARRIED UNANIMOUSLY

Councillor Harris reentered the chambers at 8:17 p.m.

☐ Improvements to Solid Waste Services – December 1, 2010

# Moved by Councillor Jackson Seconded by Councillor Kenyon

Report of Community and Economic Development Officer – December 1, 2010

Re: Improvements to Solid Waste Services

THAT the curbside collection contract be awarded to First Class Waste Services Inc.; and

**THAT** the Mayor and Corporate Officer execute the service agreement on behalf of the Village of Harrison Hot Springs.

CARRIED OPPOSED BY COUNCILLOR PERRY

☐ 2011 Regular Council Meeting Schedule – December 2, 2010

## Moved by Councillor Jackson Seconded by Councillor Kenyon

Report of Corporate Officer – December 2, 2010

Re: 2011 Regular Council Meeting Schedule

THAT the 2011 Regular Council meeting schedule be approved; and

**THAT** the Regular Council meeting scheduled for December 20, 2010 be cancelled.

# CARRIED OPPOSED BY COUNCILLOR PERRY

☐ Lot Grading - Memorial Hall - December 2, 2010

Moved by Councillor Kenyon Seconded by Councillor Harris

Report of Chief Administrative Officer – December 2, 2010 Re: Streetscape Issues – Memorial Hall

**THAT** Council approve an expenditure not to exceed \$15,000 to allow for site grading, drainage works and landscaping and \$2,500 for the upgrade to the acoustics in the ceiling.

CARRIED OPPOSED BY COUNCILLOR PERRY OPPOSED BY COUNCILLOR JACKSON

☐Celebrate Canada Funding Application - December 2, 2010 Moved by Councillor Harris
Seconded by Councillor Jackson

Report of Corporate Officer - December 2, 2010 (Verbal)

Re: Celebrate Canada Funding Application

**THAT** approval be given to apply for funding from the Canadian Heritage Celebrate Canada program for the purposes of Canada Day celebrations.

CARRIED UNANIMOUSLY

13

**BYLAWS** 

Moved by Councillor Harris
Seconded by Councillor Jackson

☐ Bylaw No. 955 Official Community Plan Amendment

**THAT** Bylaw No. 955 Official Community Plan Amendment be received for third reading;

CARRIED OPPOSED BY COUNCILLOR KENYON

Moved by Councillor Harris
Seconded by Councillor Jackson

**THAT** Bylaw No. 955 Official Community Plan Amendment be adopted.

CARRIED OPPOSED BY COUNCILLOR KENYON

☐ Bylaw No. 956 Zoning Amendment

# Moved by Councillor Jackson Seconded by Councillor Harris

**THAT** Bylaw No. 956 Zoning Amendment be received for third reading;

CARRIED OPPOSED BY COUNCILLOR KENYON

Moved by Councillor Jackson Seconded by Councillor Harris

THAT Bylaw No. 956 Zoning Amendment be adopted.

CARRIED OPPOSED BY COUNCILLOR KENYON

☐ Bylaw No. 967 Official Community Plan Amendment

# Moved by Councillor Harris Seconded by Councillor Jackson

**THAT** Bylaw No. 957 Official Community Plan Amendment be received for third reading;

CARRIED UNANIMOUSLY

# Moved by Councillor Harris Seconded by Councillor Jackson

**THAT** Bylaw No. 957 Official Community Plan Amendment be adopted.

CARRIED UNANIMOUSLY

☐ Bylaw No. 959 Waste Collection and Disposal

# Moved by Councillor Harris Seconded by Councillor Kenyon

**THAT** Bylaw No. 959 Waste Collection and Disposal be received for first, second and third readings.

CARRIED UNANIMOUSLY

### 14. QUESTIONS FROM THE PUBLIC

A member of the public asked why \$133,000 budgeted for project manager and trades for cost of renos. Why weren't these unknowns found then?

A member of the public asked why there is a surplus in the budget.

A member of the public asked why the council meeting schedule is changed to one meeting per month.

A member of the public asked about the Kingma proposal.

A member of the public asked about the saving of \$45,000 on greenwaste.

A member of the public asked about the Kingma property.

A member of the public asked about the Neighbourhood Plan.

# **ADJOURNMENT**

Moved by Councillor Jackson Seconded by Councillor Kenyon

THAT the meeting be adjourned at 9:02 p.m.

Ken Becotte	Debra Key
Mayor	Corporate Officer

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

DATE:

December 14, 2010

TIME:

4:00 p.m.

PLACE:

Council Chambers

IN ATTENDANCE:

Mayor Ken Becotte Councillor Dave Harris Councillor Bob Perry Councillor Allan Jackson Councillor Dave Kenyon

Ted Tisdale, Chief Administrative Officer

Dale Courtice, Director of Finance

Andre Isakov, Community and Economic Development Officer

Debra Key, Corporate Officer (Recorder)
Peggy Parberry, Manager of Revenue Services

#### ABSENT:

# (1) Call to Order

#### CALL TO ORDER

Mayor Becotte called the meeting to order at 4:00 p.m.

# (2) <u>INTRODUCTION OF LATE ITEMS</u>

Email from Councillor Jackson

## (3) <u>REPORTS FROM STAFF</u>

Moved by Councillor Kenyon Seconded by Councillor Harris

#### Report of Chief Administrative Officer - December 13, 2010

Re: Ladder Truck - Fire Department Issue

THAT Council authorizes the Mayor and Corporate Officer to sign the contract between the City of Abbotsford and the Village of Harrison Hot Springs for the acquisition of a ladder truck at \$300,000.00 plus taxes; and

**THAT** Council establish a budget of \$200,000.00 for a side bay addition to the Fire Hall; and

**THAT** Council invites the District of Kent to participate in the training program associated with the new ladder truck.

## VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE SPECIAL COUNCIL MEETING December 14, 2010

#### ITEMS FOR DISCUSSION

Moved by Councillor Harris Seconded by Councillor Perry

## Report of Corporate Officer - December 14, 2010

Re: Appointments to the Fraser Valley Regional District Board and Fraser Valley Regional Library Board

THAT Council appoint Mayor Becotte to fulfil the role as municipal director for the Fraser Valley Regional District; and

THAT Council appoint Councillor Jackson to fulfil the role as alternate municipal director for the Fraser Valley Regional District; and

THAT Council appoint Councillor Perry to fulfil the role as municipal director for the Fraser Valley Regional Library Board; and

THAT Council appoint Councillor Jackson to fulfil the role as alternate municipal director for the Fraser Valley Regional Library Board; and

**THAT** the following appointments be approved:

#### Mayor Becotte

Liaison for the Village of Harrison Hot Springs Fire Department Liaison for the Provincial Emergency Program

#### Councillor Harris

Liaison for the Provincial Emergency Program Member of Show Kids You Care

#### Councillor Jackson

Liaison for the Fraser Valley Regional District Treaty Advisory Committee Liaison for the Fraser Valley Regional District Air Quality Committee Director for the Harrison Tourism Society

#### Councillor Perry

Liaison for Healthy Communities Liaison for Fraser Health Municipal Government Advisory Council

# VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE SPECIAL COUNCIL MEETING December 14, 2010

#### Councillor Kenyon

Liaison to Harrison Agassiz Chamber of Commerce Alternate to Fraser Valley Regional District Air Quality Committee Alternate Liaison for Fraser Valley Regional District Treaty Advisory Committee; and

**THAT** the Heritage Advisory Committee be and hereby is dissolved.

CARRIED UNANIMOUSLY

# Moved by Councillor Harris Seconded by Councillor Perry

**THAT** Councillor Jackson be approved to attend the January 17, 2011 Regular Council meeting by teleconference.

CARRIED UNANIMOUSLY

### (5) BYLAWS

# Moved by Councillor Harris Seconded by Councillor Jackson

THAT Waste Collection and Disposal Bylaw No. 959, 2010 be adopted.

CARRIED UNANIMOUSLY

# Moved by Councillor Harris Seconded by Councillor Perry

THAT Councillor Jackson and Mayor Becotte be approved to attend the Sustainability Conference.

# VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE SPECIAL COUNCIL MEETING December 14, 2010

# (6) <u>ADJOURNMENT</u>

Moved by Councillor Perry Seconded by Councillor Harris

**THAT** the meeting be closed to the public at 4:16 p.m.

CARRIED UNANIMOUSLY

Ken Becotte
Mayor

Debra Key
Corporate Officer

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

DATE:

January 6, 2011

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

Debra Key, Corporate Officer (Recorder)
Peggy Parberry, Manager of Revenue Services

ABSENT:

# (1) Call to Order

#### **CALL TO ORDER**

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

### (2) <u>INTRODUCTION OF LATE ITEMS</u>

#### (3) <u>REPORTS FROM STAFF</u>

#### (4) <u>ITEMS FOR DISCUSSION</u>

2011 Budget

The Director of Finance gave a brief overview of the budget. Key issues to be discussed are the Fire Hall and Fire Truck issues. CAO advised that the original estimate for the fire hall upgrade was \$165,000, but the fire hall is required to be certified post disaster facility. Engineers are now digging soils to determine this and it may be a possibility that we cannot build on this site. The CAO reported that a meeting with the District of Kent is scheduled to discuss negotiations regarding a joint service.

The DoF advises that the Fire Department has requested a substantial amount of money for recruiting, training and outfitting.

# Moved by Councillor Kenyon Seconded by Councillor Jackson

THAT an expenditure of \$25,000 be approved to outfit and train fire fighters.

# VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE SPECIAL COUNCIL MEETING January 6, 2011

□Photocopier Lease

Moved by Councillor Perry
Seconded by Councillor Harris

THAT Council approve the disposition of the current Konica Photocopier and negotiate a new lease arrangement for a new photocopier.

CARRIED UNANIMOUSLY

☐ Local Government Leadership Academy – February 16 – 18, 2011 Moved by Councillor Jackson Seconded by Councillor Harris

THAT Councillor Perry be approved to attend the Local Government Leadership Academy in Richmond for February 16 - 18,2011.

CARRIED UNANIMOUSLY

(5)

**BYLAWS** 

☐ Bylaw No. 952 Sewer Main Construction Loan Authorization Repeal

Moved by Councillor Jackson Seconded by Councillor Harris

THAT Bylaw No. 952 Sewer Main Construction Loan Authorization Repeal Bylaw be adopted.

CARRIED UNANIMOUSLY

☐ Bylaw No. 960 Development Cost Charges Moved by Councillor Perry Seconded by Councillor Harris

THAT Bylaw No. 960 Development Cost Charges be received for first reading.

# VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE SPECIAL COUNCIL MEETING January 6, 2011

# (6) <u>ADJOURNMENT</u>

Moved by Councillor Kenyon Seconded by Councillor Perry

THAT the meeting be adjourned at 11:00 a.m.

Ken Becotte	Deb	ra Key porate Offic	
Mayor	Cor	porate Offi	cer
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### VILLAGE OF HARRISON HOT SPRINGS RECORD OF THE PUBLIC HEARING

# OF OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 955, 2010 AND ZONING BYLAW AMENDMENT BYLAW NO. 956, 2010;

#### AND

# RECORD OF THE PUBLIC HEARING OF OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 957, 2010

DATE:

December 6, 2010

TIME:

7:00 p.m.

PLACE:

Council Chambers

IN ATTENDANCE:

Mayor Ken Becotte Councillor Dave Harris Councillor Bob Perry Councillor Allan Jackson Councillor Dave Kenyon

Ted Tisdale, Chief Administrative Officer

Debra Key, Corporate Officer

Andre Isakov, Community and Economic Development

Officer

Michael Rosen, Planning Consultant

(1) Call to Order

#### **CALL TO ORDER**

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

#### (2)

#### PROCEDURE FOR PUBLIC HEARING

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

# Bylaw No. 955 and 956

# OCP AMENDMENT BYLAW NO. 955 AND ZONING BYLAW AMENDMENT BYLAW NO. 956

The Corporate Officer read out the proposed amendment to the Official Community Plan Amendment Bylaw No. 955, 2010 and Zoning Bylaw Amendment Bylaw No. 956 for Council's consideration.

The Mayor reported that no written submissions or emails were received.

Michael Rosen, Planning Consultant reported that the owners came forward to change the OCP and Zoning to allow for a single family dwelling on each one of these lots in order for buildings to be built as necessary.

Alex Jzasrebeski submitted 100 letters of support for the rezoning application.

## VILLAGE OF HARRISON HOT SPRINGS RECORD OF THE PUBLIC HEARING

# OF OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 955, 2010 AND ZONING BYLAW AMENDMENT BYLAW NO. 956, 2010;

#### **AND**

# RECORD OF THE PUBLIC HEARING OF OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 957, 2010 December 6, 2010

#### (3) <u>PUBLIC INPUT</u>

Mayor Becotte invited the public an opportunity to speak and provide comments and only speak once until all have had opportunity to be heard. Each speaker will have 7 minutes for comment. Please stand and give your name and address.

There were no speakers.

Mayor called for a second time for submissions from the public.

The Mayor called for a third and final time for further submissions to Council regarding Bylaw No. 955, 2010 Official Community Plan Amendment and Bylaw No. 956 Zoning Bylaw Amendment.

Hearing none, the Public Hearing for the Official Community Plan Amendment Bylaw N 955, 2010 and Zoning Bylaw No. 956, 2010 is concluded.

## Bylaw No. 957 OCP AMENDMENT BYLAW NO. 957

The Corporate Officer read out the proposed amendment to the Official Community Plan Amendment Bylaw No. 957, 2010 for Council's consideration.

The Mayor reported that no written submissions or emails were received.

Michael Rosen, Planning Consultant reported that the current Neighbourhood Plan – Pine Avenue Area, identified a variety of types of housing, one being low density, multi family housing. The current Neighbourhood Plan calls for a maximum limit of housing at a density of 10 units per acre. The proposal is to increase the density from 10 units per acre to 14 units per acre. This does not rezone land, it changes the OCP. Any development proposals would have to come forward and make application to rezone.

#### (4) PUBLIC INPUT

Mayor Becotte invited the public an opportunity to speak and provide comments and or' speak once until all have had opportunity to be heard. Each speaker will have 7 minutes.

# VILLAGE OF HARRISON HOT SPRINGS RECORD OF THE PUBLIC HEARING OF OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 955, 2010 AND ZONING BYLAW AMENDMENT BYLAW NO. 956, 2010; AND

## RECORD OF THE PUBLIC HEARING OF OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 957, 2010 December 6, 2010

comment. Please stand and give your name and address.

There were no speakers.

The Mayor called for a second time for submissions from the public.

The Mayor called for a third and final time for further submissions to Council regarding Bylaw No. 957, 2010 Official Community Plan Amendment.

Hearing none, the Public Hearing for the Official Community Plan Amendment Bylaw No. 957, 2010 is hereby concluded.

The Public Hearing Closed at 7:10 p.m.

Certified as being a fair and accurate record of the Public Hearing of December 6, 2010

Debra Key Corporate Officer •

# VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE COMMUNITIES IN BLOOM COMMITTEE

DATE:

**September 16, 2010** 

TIME:

7:00 p.m.

PLACE:

Council Chambers, Harrison Hot Springs, BC

IN ATTENDANCE:

Dave Harris, Chair

Alan Jackson, Co-Chair

Heather Coxon
Delphine Gornall
Carol Hepnar
Jane Kivett
Maureen Wendt

#### ABSENT:

#### 1. CALL TO ORDER

The Chair called the meeting to order.

#### 2. <u>RECEIPT OF MINUTES</u>

#### Moved by Carol Hepnar

#### Seconded by Delphine Gornall

**THAT** the minutes of the Communities in Bloom Committee meeting of September 9, 2009 be adopted.

**CARRIED** 

## 3. <u>CHAIRPERSON'S REPORT</u>

#### 4. ITEMS FOR DISCUSSION

□Special Guest - Teresa Baxter, Public Works Parks & Recreation Lead Hand Introduced Teresa Baxter, Public Works & Parks and Recreation Lead Hand.

Teresa requested the committee submit designs for the front entrance planter theme.

Teresa requested to use our litter pickers for River's day Stream

Keepers - agreed to by CIB Committee members.

Teresa invited committee to participate in upcoming Miami River Trail work in Blk 2.

Teresa informed the Committee that the Village has received a grant for \$7000 to riprap and plant native species on lagoon. Suggested project to decorate banners utilizing students —

Committee agreed to promote a student art contest using snowflake

# VILLAGE OF HARRISON HOT SPRINGS MINUTES OF COMMUNITIES IN BLOOM COMMITTEE MEETING September 16, 2010 PAGE (2)

design for winter and sailboat for summer.

Chair advised committee of the offer of a greenhouse for the Community Garden. The owner is moving into a condo and must remove it from his yard.

☐2010 CiB Conference – September 24 – 25, 2010

CiB Conference discussions took place to resolve who was driving for the 3 trips into Hope.

Allan Jackson volunteered to solicit an auction gift from the Resort Hotel.

Allan volunteered to obtain brochures and HHS photos frame from Tourism Harrison.

Jane Kivett volunteered to produce a garden of the week poster for the conference and also loan us succulent plant to decorate our display table.

Chair advised that Harrison Holiday Park wishes to obtain prints of their garden of the week photo from the newspaper. Jane volunteered to contact them and arrange it.

Maureen asked about the "branding" article in the newspaper and wondered if it meant getting a new logo. Allan Jackson explained the concept of branding.

□2011 CiB Committee Budget

Chair advised that budget discussions would be tabled until the next meeting due to length of time left before adjournment.

Chair thanked Teresa for her attendance at this meeting.

#### 4. ADJOURNMENT

#### Moved by Maureen Wendt

#### Seconded by Heather Coxon

The meeting adjourned at 8:40 p.m.

Dave Harris, Chair	Alan Jackson, Co-Chair

# VILLAGE OF HARRISON HOT SPRINGS HARRISON LAKE HARBOUR COMMISSION MEETING

DATE:

November 4, 2010

TIME:

12:00 noon

PLACE:

Council Chambers

IN ATTENDANCE: Ken Becotte, Chair

Bill Hopkins Darcy Striker Darcey Kohuch

Andre Isakov (CEDO)

Dave Hampson Sgt. Mike McCarthy

Cindy Richardson, (Recording Secretary)

GUEST:

Mr. Peter Barrett,

Harbour Master, Port of Mission

ABSENT:

**Tony Nootebos** 

Kerry Hilts

#### 1. CALL TO ORDER

The Chair called the meeting to order at 12:05 p.m.

#### 2. **LATE ITEMS**

#### 3. **ADOPTION OF MINUTES**

☐Adoption of Minutes

Moved by Bill Hopkins

Seconded by Darcey Striker

THAT the minutes of the Harrison Lake Harbour Commission meeting of September 16, 2010 be adopted.

**CARRIED** 

#### 4. **BUSINESS ARISING FROM THE MINUTES**

None

#### 5. **DELEGATIONS/PETITIONS**

None

# VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE HARRISON LAKE HARBOUR COMMISSION MEETING November 4, 2010 PAGE (2)

#### 6. <u>CHAIRPERSON REPORT</u>

David Barratt,
Harbour Master Port
of Mission

The Chair invited Mr. David Barratt, Harbour Master, Port of Mission to speak to the Commission members. Mr. Barratt volunteered his professional services as a resource for the HLHC and provided a brief working/experience history for the members. There was discussion of the challenges presented when developing a waterfront area and the required governance. It was noted that Harrison has multiple authorities on the waterfront which can be problematic in development. Mr. Barratt expressed is agreement with having transparency and suggested with the working group to engage members who may have different perspectives and multiple demographic backgrounds to keep it broadly based and inclusive. There was discussion regarding funding, income and business plans. It was stated that federal interest in Harrison Lake is minimal and monies that were provided in the past was for the breakwater reconstruction. The Chair expressed his thoughts on bringing a more commercial component to the waterfront lots. The Chair provided an introduction of the HLHC members present for Mr. Barratt.

## 7. <u>ITEMS FOR DISCUSSION</u>

☐ Harrison Lake Harbour Commission Terms of Reference Draft Moved by Darcey Striker Seconded by David Hampson

**THAT** the terms of reference be received by Councils in both the District of Kent and Harrison Hot Springs for consideration and review.

**CARRIED** 

The Chair requested review and comment from the members regarding the terms of reference.

Darcey Kohuch stated that The District of Kent Council will be reviewing the terms of reference and will come back to the Council of Harrison Hot Springs for discussion. The Chair encouraged more participation from residents of the Agassiz area.

☐ Harrison-Kent Lakeshore Plan Terms of Reference Draft

Moved by Darcy Striker Seconded by Bill Hampson

**THAT the** terms of reference for the Harrison-Kent Lakeshore Plan be referred to District of Kent and the Village of Harrison Hot Springs Councils for consideration and review.

**CARRIED** 

There was discussion of funding.

Mr. Barrett suggested that Harrison/Agassiz review locations in the past who have gone through a similar process.

# VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE HARRISON LAKE HARBOUR COMMISSION MEETING November 4, 2010 PAGE (3)

<b>Breakwater</b>
Reconstruction

Darcy Kohuch updated the members on the work at the breakwater. The project has started and is moving ahead smoothly. It was noted that the approval process was quite lengthy and restrictive. Chehalis is on board with the project and their input was invaluable in the approval process. The District of Kent was very impressed with the consultant Lee Nikl, Golder Associates who assisted with negotiating the DFO authorizations.

#### □Commission Membership

The Chair discussed the need to bring people who have interest, knowledge and experience with the lakeshore to the Commission. It was requested that if members knew of people who would be interested in becoming a member to bring their forward for consideration. Members were encouraged to build an inclusive and engaged commission.

Mr. Barrett left the meeting at 1:11 and was welcomed to attend any time.

Next meeting to be held Thursday, January 6, 2011.

#### 8. ADJOURNMENT

Moved by Bill Hopkins
Seconded by Dave Hampson

**THAT** the meeting be closed to the public at 1:12 p.m.

**CARRIED** 

Ken Becotte (Chair)	C. Richardson (Recording Secretary)

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•			





#### **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: Dec 17,0010 Requested Meeting Date: JAN 17,2010	
Organization Name (if applicable): <u>BC Assessment</u>	
Name of Presenter: RAJ SANDAU	
Name of Applicant if Other than Above:	
Contact Phone Number & E-Mail: 604-850-5900 ext 287 rajan. sand hu @ bcasse	ssmand Co
Mailing Address with Postal Code: 240-3/935 S. Fraser Way, Abbuts faul	
Audio/Visual requirements: Powerpoint Presentation. We will leguise a	proximu.
Topic: 2011 Assessment Rell information	
Action you wish Council to take:	

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Mrs 23 260



#### **VILLAGE OF HARRISON HOT SPRINGS**

#### Request to Appear as a Delegation

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

Date: Requested Meeting Date: Jan 17 /10	
Organization Name (if applicable): Tourism Harrison	
Name of Presenter: Stephanie Key	
Name of Applicant if Other than Above:	{
Contact Phone Number & E-Mail: 604-796-0288 Skeyp tourism ha	nson.com
Mailing Address with Postal Code: PO BOK 255, HHS, VOM IKO	ĺ
Audio/Visual requirements: Camputer Projector	
Topic: Regulated by mayor to update Cornail	
of Tourism Harrison's work	
Action you wish Council to take: None - for in to	
	- Low differences
	- Personal Control of the Control of
	İ

U:\Reception\Forms\COUNCIL\request for delegation.doc

#### Debra Key

From:

Mayor

Sent:

Thursday, December 23, 2010 2:11 PM

To:

cao; Mayor And Council; Andre Isakov

Cc:

Debra Kev

Subject:

RE: Draft Recovery Strategy and Proposed Critical Habitat for Salish Sucker

Could you please include this item on the next Council Meeting Agenda.

Thanks,

Ken Becotte, Mayor Village of Harrison Hot Springs mayor@harrisonhotsprings.ca www.harrisonhotsprings.ca

Office: 604-796-2171 Mobile: 604-997-2250





From: cao

**Sent:** December-21-10 11:58 AM **To:** Mayor And Council; Andre Isakov

Subject: FW: Draft Recovery Strategy and Proposed Critical Habitat for Salish Sucker

fyi

Ted Tisdale Chief Administrative Officer Village of Harrison Hot Springs PO Box 160, 495 Hot Springs Road Harrison Hot Springs, BC VOM 1A3

Telephone: 604-796-2171 Fax: 604-796-2192

Email: ttisdale@harrisonhotsprings.ca Website: www@harrisonhotsprings.ca

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From: XPAC Species at Risk [mailto:SARA@pac.dfo-mpo.gc.ca]

Sent: Tuesday, December 21, 2010 11:54 AM

Subject: Draft Recovery Strategy and Proposed Critical Habitat for Salish Sucker



Fisheries and Oceans Canada/ Pêches et Océans Canada

#### December 21, 2010

# Subject: Workshops on the draft Salish sucker recovery strategy and development of the Nooksack dace / Salish sucker action plan

Good afternoon,

Fisheries and Oceans Canada (DFO) and the Province of British Columbia have developed a draft recovery strategy under the *Species at Risk Act* (SARA) for the Salish sucker (*Catostomus* sp.), an endangered freshwater fish. DFO is seeking feedback on the draft document, which is aimed at promoting the recovery and long-term viability of this species at risk.

Salish sucker are currently found in the following ten watersheds in the Fraser Valley: Bertrand Creek, Fishtrap Creek, Pepin Brook, Salmon River, Salwein Creek/Hopedale Slough, Atchelitz/Chilliwack/Semmihault Creeks, Elk Creek / Hope Slough, Mountain Slough, Agassiz Slough and Miami Creek watersheds. The draft recovery strategy identifies proposed critical habitat for Salish sucker in each of these watersheds.

Threats to Salish sucker include nutrient loading, dredging and dyking, excessive water withdrawals, storm water drainage, sediment releases, riparian vegetation removal and beaver dams.

DFO will be holding a series of workshops in different areas to discuss the draft recovery strategy and proposed critical habitat with interested parties.

These workshops will also provide an opportunity to discuss specific recovery actions that would benefit Salish Sucker. This will contribute to the development of an action plan for Salish Sucker and Nooksack Dace.

Nooksack dace (*Rhinichthys cataractae*) is an endangered freshwater fish found in three watersheds containing Salish sucker in the Aldergrove area, as well as in the Brunette watershed. A joint action plan is being developed for the two species as they face similar threats but have different habitat needs.

Workshop dates, times and locations are listed on the next page. Please note that the action planning discussions during each workshop will focus on the species and watersheds found in the surrounding area.

Please indicate your interest in participating in any of the workshops by January 7, 2011 by calling 604-666-7017 or e-mailing <a href="mailto:sara@pac.dfo-mpo.gc.ca">sara@pac.dfo-mpo.gc.ca</a>.

If you are unable to attend one of the workshops, you can also provide comments on the draft recovery strategy online at <a href="www.pac.dfo-mpo.gc.ca/saraconsultations">www.pac.dfo-mpo.gc.ca/saraconsultations</a>. The draft recovery strategy and consultation workbook will be available for comment between January 10 and February 11, 2011.

Thank you,

Nadine Pinnell Species at Risk Recovery Planner Oceans, Habitat & Enhancement Branch Fisheries & Oceans Canada 401 Burrard Street Vancouver, B.C. V6C 3S4

### Workshop dates and times

Chilliwack
January 18, 2011
9 am – 5 pm
The Coast Chilliwack Hotel
45920 First Avenue, Chilliwack, BC

Harrison Hot Springs / Agassiz
January 20, 2011
9 am – 5 pm
Executive Hotel Harrison Hot Springs
190 Lillooet Avenue, Harrison Hot Springs, BC

#### Burnaby

(Note: this workshop will focus primarily on Nooksack Dace in the Brunette watershed) January 31, 2011
9am-5pm
Executive Hotel & Conference Center
4201 Lougheed Highway, Burnaby, BC

Aldergrove
February 2 and February 3\*
9 am – 5 pm
Langley Banquet Center
3227-264th Street, Aldergrove, BC

\*A two day workshop is scheduled in order to allow adequate time to discuss possible recovery actions for both Nooksack Dace and Salish Sucker in three area watersheds and for Salish Sucker in the Salmon River watershed as well as the draft recovery strategy and proposed critical habitat for Salish Sucker.





# Salish Sucker

The few fragile streams in which these inconspicuous fish live are threatened by urban and agricultural development.







## Why are Salish Suckers at risk?

alish Suckers are endangered because they have a very restricted distribution range and their habitat is rapidly being degraded by human land uses. The world distribution of this inconspicuous fish is confined to a small area in northwestern Washington state and the adjacent Fraser Valley of British Columbia. This contrasts sharply with the range of its nearest relative, the Longnose Sucker, which is found across northern North America and into Siberia.

In British Columbia, the Salish Sucker is found only in a few small streams in the heavily settled Fraser Valley south of the Fraser River, in the vicinity of Langley and Aldergrove. These watersheds have been adversely affected by forest removal and farming for many decades, and are now threatened more than ever by accelerating human population growth and land development.

Some of the streams arise in urban areas where their headwaters are very polluted. Human impacts on these fragile streams include pollution from sewage, pesticides, fertilizers and manure; removal of over-hanging streamside vegetation which provides hiding cover and prevents over-heating of the water; and alteration of streamflows by ditching, diversion, irrigation use, and expanding storm sewer systems. A common problem is flash-flooding during short periods of high rainfall in autumn and winter, and extremely low flows and high water temperatures in summer.

In recent years the Salish Sucker has apparently disappeared from at least two streams in this area and populations have declined in others. The long term outlook for these streams is very pessi-

mistic. Scientists studying the sucker have concluded that it is destined for extinction in British Columbia if action is not taken soon to protect its habitat.

#### What is their status?

he Salish Sucker has been found in only three sites outside of British Columbia: a reservoir, a lake and a slough, all in Washington state. Those habitats are thought to be fairly safe from development.

In 1992, BC Environment biologists, with support from the Habitat Conservation Fund, intensively surveyed 34 streams south of the Fraser River and west of Hope. Salish Suckers were found in only 5 streams. None could be located in two streams where they formerly lived – the Campbell River which flows into Semiahmoo Bay, and Salwein Creek, a tributary of the Vedder River. Very few suckers were present in the Salmon River (a tributary of the Fraser) where they were formerly common. Although suckers were detected in four

small Canadian tributaries of the Nooksack River, which drains into Bellingham Bay, their status there is of some concern.

The Salish Sucker
is "critically
imperilled
because of
extreme
rarity."

During the 1992 survey, only one specimen was found in Bertrand Creek, only juveniles in Cave Creek (a tributary of Bertrand), and the population in Fishtrap Creek was severely impacted by land development. Only one stream, Pepin Creek, had a healthy population of both juvenile and adult suckers, probably because a portion of its course is through protected parkland.

The small distribution range and downward trend in habitat quality and sucker numbers combine to place this

fish in the category of highest risk. The Nature Conservancy system used by the Conservation Data Centre of BC Environment ranks the Salish Sucker in Category 1, "critically imperiled because of extreme rarity," both globally and provincially. Nationally, the Committee on the Status of Endangered Wildlife in Canada (cosewic) classifies it as Endangered. By whatever measure, the Salish Sucker is indeed among the most threatened members of our fauna.

#### What do they look like?

Sucker has an elongated, cylindrical, torpedo-shaped body. Specimens up to 24 centimetres long have been captured in Fraser Valley streams, but the majority are much smaller. Like other members of the sucker family, these fish have a rounded toothless mouth on the underside of the head, slightly back from the tip of the nose. The mouth has fleshy lips covered with small projections called *papillae* for

sensing food, and is designed for sucking up food from the streambottom.

Like its close relative the Longnose Sucker, the Salish Sucker has a fairly long snout ending in a rounded point, small scales, a moderately forked tail with rounded tips, and a large anal fin. The dorsal fin has 9 to 11 rays (supports). The usual

colouring is olive with copper tones on the back and upper sides, and cream to white on the lower sides and belly. This protective colouring helps the sucker to blend into its environment no matter what angle it is viewed from. The unpaired fins are generally dark in colour, while the paired fins have an amber tint. At breeding time, both males and females develop a broad rose- or wine-coloured band along their sides. This is most vivid in the males.



Largescale Suckers occur in the same streams as Salish Suckers but can be distinguished by their larger scales and dorsal fins with 13 to 15 rays. Trout and juvenile salmon also frequent these streams, but differ from suckers in having a mouth with jaws and teeth at the front of their head, and a small fleshy fin, the adipose fin, on the back just

forward of the tail. Dace are also present, and have sucker-like mouths, but their lips do not have papillae.

# What makes them unique?

he Salish Sucker is a distinctive, semi-dwarf form of the Longnose Sucker. Its distribution range is separated from that of the Longnose Sucker by a gap of 45 kilometres, which prevents any genetic contact between the two forms.

The Salish Sucker is believed to have evolved its distinctive characteristics

while isolated from other Longnose Sucker populations during the ice age. At the height of the last stage of the Pleistocene glaciation, ice completely covered the present Fraser Valley and extended south over Puget Sound to the vicinity of Olympia, Washington, and even further south in the Cascade Range. The Salish Sucker was probably

It evolved its distinct characteristics while isolated during the Pleistocene glaciation. isolated for thousands of years in a non-glaciated "refugium" between the Puget Sound ice sheet and the Columbia River. As the ice sheet melted back, the fish were able to expand northward

into the Fraser Valley through various lowland streams or lakes which were periodically interconnected.

During its period of isolation, which has continued to the present day, the

Salish Sucker gradually assumed the characteristics which distinguish it from typical Longnose Suckers. These include larger scales, a deeper head, shorter snout, and a lip that is not as broad as that of the Longnose Sucker. It also became adapted to environmental conditions that are peculiar to the Lower Fraser Valley.

The Canadian population of Salish Suckers is also somewhat unusual in being entirely confined to small streams. Throughout most of their range, Longnose Suckers spend much of their life in lakes, entering streams primarily to spawn.

#### How do they reproduce?

pawning activity of Salish Suckers has been seen in Fraser Valley streams mostly in April, when water temperatures were 7 to 8°C, but may also occur later in the season. Specimens in spawning condition have been seen as late as July and August. Spawning usually takes place in the upper reaches

of streams, at sites having a moderate current, a water depth of 15 to 30 cm, and a stream bottom comprised of fine gravel.

Spawning activities of Salish Suckers have not been studied in detail. However, female Longnose Suckers eject thousands of tiny white eggs a few at a time into the water. These have a sticky surface and adhere to gravel on the bottom of the creek. As the eggs are released, one or more male suckers release sperm into the water to fertilize them. Longnose Suckers produce 17 000 to 60 000 eggs per female,

the number varying with the size of the fish. Salish Suckers, being smaller than average Longnose Suckers, probably

Salish Suckers live in the upper reaches of small, gently flowing streams.

have egg numbers near the bottom of that range.

Based on studies of the Longnose Sucker, eggs hatch about two weeks after spawning and the fry stay among the gravel for another one or two weeks. The Salish Sucker may have similar characteristics, but little is known about

its life history and proper studies are badly needed.

Suckers do not build a nest or care for their eggs or young. Many eggs have to be produced to ensure survival of a few to adult age. Salish Suckers probably do not breed until at least three years of age, but this also needs confirmation.

#### What do they eat?

uckers have mouths designed for vacuuming up food from the bottom of streams or lakes, and their diet reflects this specialization. The papillae on the lips help to detect suitable food

items. Suckers feed entirely on invertebrate life and do not prey on other fish.

In British Columbia, only 10 specimens of the Salish Sucker, all adults, have ever been examined

to see what they had eaten.
All contained many remains of freshwater insect

larvae called chironomids. These are the larvae of two-winged flies known as midges. The diet of young Salish Suckers is not known.

Longnose Suckers eat a variety of bottom-dwelling organisms such as snails, crustaceans, insect larvae,

worms, and occasionally fish eggs. Salish Suckers probably eat a similar variety of items, however this requires more study. Information on the diversity and abundance of food organisms in small streams inhabited by Salish Suckers is not available. Human impacts on these little creeks could have serious effects on the suckers' food supply.

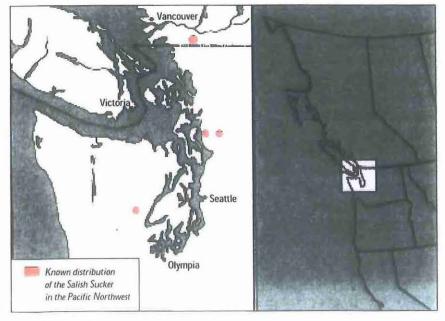
#### Where do they live?

In British Columbia, Salish Suckers live in the upper reaches of small, gently flowing streams at an elevation of 40 to 110 metres above sea level. Headwater areas preferred by Salish Suckers, where not polluted, tend to have cooler, clearer water and faster flows than the lower reaches. This is in keeping with the preference of their

Threats to their streams are so varied that many kinds of action are needed. nearest relative, the Longnose Sucker, for clear, cold waters. The Fraser Valley streams have high flows in winter, but

may be reduced to a mere trickle in summer. In one stream sampled in the summer of 1992, Salish Suckers were restricted to shallow pools separated by dry creekbed. Under these conditions, the likelihood of survival is poor.

Salish Sucker streams in the gently rolling Fraser Valley are mostly 2 to 7 m wide, less than one metre deep, with silt, sand or gravel bottoms and fairly slow currents. Habitats in them have been classified as *pools* (deepest areas with little or no current), *glides* (moderate depth with slow current) and *riffles* (shallow, relatively fast water). Juvenile Salish Suckers use all of these habitats while adults are found mostly in glides and pools. Riffles with fine gravel bottoms are preferred for spawning.





URBAN DEVELOPMENT AND AGRICULTURE ARE MAJOR THREATS TO SALISH SUCKER POPULATIONS. BC Environment photo

The Fraser Valley streams flow mostly through farmland or small acreages which have been cleared of trees. However, tall grasses, rushes and brambles are common along the streambanks, except in grazed pastures. Pondweeds and other aquatic plants occur in some sections. During surveys in 1992, BC Environment biologists found Salish Suckers most often among instream vegetation or along streambanks where over-hanging

vegetation provided some cover. This was particularly true for juvenile fish. Other fish living in Fraser Valley streams with Salish Suckers include sticklebacks, juvenile Coho Salmon and Steelhead, Cutthroat Trout, lampreys, Brassy Minnows, and the Nooksack Dace (a close relative of the Longnose Dace).

Known populations of Salish Suckers in Washington occur in a slough, a reservoir and a lake – habitats that are quite different than in British Columbia. However, it is likely that this sucker also resides in streams in the Nooksack River system in Washington.

#### What can we do?

never heard of the Salish Sucker. Yet without strong public support for protection of its dwindling habitat it seems destined for early extinction in Canada. Even though

salmonid fishes are also found in the Salish Sucker streams, habitat protection provisions in the Fisheries Act have failed to give these streams the protection they need. Laws alone will not save the Salish Sucker. The first and most urgent need is for widespread public awareness of the plight of this

unique fish, and of other species such as the endangered Nooksack Dace which share its fragile and threatened habitat.

Threats to Salish Sucker streams are so many and so varied that many kinds of action are needed. Most of the land developments which affect these streams are regulated at the municipal level of government, so increased attention is needed at that level. Land

owners along the streams have a special stewardship responsibility and must become involved in habitat protection and improvement.

There is an urgent need for better control of sewage, pesticides and other pollutants and for design of stormwater systems which prevent flash flooding. Prevention of ditching, diversions and other stream alterations, and maintenance of *riparian* (streamside) vegetation, particularly trees and shrubs, are also priority needs. Positive activities

The streams that are home to Salish Suckers have many values.

could involve habitat acquisition, tree planting, spawning habitat development, and cooperative agreements with land-

owners. More information is also needed on the life history and ecology of Salish Suckers so that their streams can be better managed, and even enhanced.

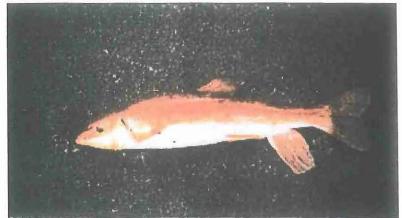
The streams that are home to Salish Suckers have many values. These ribbons of aquatic and riparian habitat support a diversity of life, provide recreational opportunities, and enrich the

> landscape with their beauty. They would be worth saving even if no endangered species were present.

> The public can play an important role in Salish Sucker preservation by learning more about this fish and its habitat, and by supporting programs to maintain and improve the quality of the streams it lives in.



SALISH SUCKERS REQUIRE STREAMS WITH INSTREAM OR OVERHANGING VEGETATION WHICH PROVIDES HIDING COVER AND PREVENTS OVERHEATING OF THE WATER. BC Environment photo



SALISH SUCKER SHOWING COLOURING DURING SPAWNING PHASE. BC Environment photo



NORMAL COLOURING DURING OTHER PERIODS IN LIFE CYCLE. © The Vancouver Sun

#### FOR MORE INFORMATION ON THE SALISH SUCKER, CONTACT:

Fisheries Branch BC Environment Ministry of Environment, Lands and Parks 780 Blanshard Street Victoria, British Columbia V8V 1X4





ISBN 0-7726-7468-X ENV 322362.1093 OCTOBER 1993 TEXT BY DONALD A. BLOOD
ARTWORK COPYRIGHT MICHAEL HAMES
DESIGN BY ARIFIN GRAHAM, ALARIS DESIGN
DISTRIBUTION MAPS BY RICHARD PAWLAS
PROJECT COORDINATION BY JUANITA PTOLEMY

Printed in British Columbia on recycled paper with vegetable base inks. q.p. 98339



Maps of proposed critical habitat for Salish Sucker in Harrison Hot Springs [taken from the Draft Recovery Strategy for Salish Sucker (Catostomus spp.)]

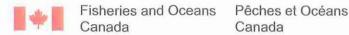
Reaches of proposed critical habitat are indicated with coloured lines; blue lines indicate reaches within the watershed that have not been identified as proposed critical habitat.



t



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Canada

Pacific Region 200 - 401 Burrard Street Vancouver, British Columbia V6C 3S4

Région du Pacifique Pièce 200 - 401 rue Burrard Vancouver (C.-B.) V6C 3S4

Your file Votre référence

Our file Notre référence

January 7, 2011

Dear Landowner,

Fisheries and Oceans Canada (DFO) would like to invite you to attend an Open House session on the draft recovery strategy and proposed critical habitat for Salish sucker (Catostomus sp.), a freshwater fish listed as endangered under the federal Species At Risk Act (SARA).

The draft recovery strategy can be accessed online at <a href="www.pac.dfo-mpo.gc.ca/saraconsultations">www.pac.dfo-mpo.gc.ca/saraconsultations</a>, Please call 604-666-7907 or email sara@pac.dfo-mpo.gc.ca to request a hard copy of the draft recovery strategy.

Salish sucker are currently found in ten watersheds throughout the Fraser Valley. These are the Salwein Creek/Hopedale Slough, Atchelitz/Chilliwack/Semmihault Creek, Elk Creek / Hope Slough, Bertrand Creek, Fishtrap Creek, Pepin Brook, Salmon River, Mountain Slough, Agassiz Slough and Miami Creek watersheds.

The draft recovery strategy identifies proposed critical habitat for Salish sucker in each of these watersheds. Proposed critical habitat includes deep pools and adjacent riparian areas, some of which extend onto private land. A map of proposed critical habitat in the watershed where your property is located is included with this letter.

Given the proximity of your property to proposed critical habitat areas, DFO would like to invite you to participate in an Open House session at the Executive Hotel Harrison Hot Springs in Harrison Hot Springs on January 19, 2011 from 6:30 – 9:00 pm. A presentation on the draft recovery strategy and proposed critical habitat will be provided at 7 pm. The Open House will also include opportunities for you to provide comments and feedback on the draft recovery strategy and proposed critical habitat. You will also be able to suggest recovery actions for Salish Sucker that could be included in an action plan.

If you are not able to attend the Open House, you can also provide comments on the draft recovery strategy online at www.pac.dfo-mpo.gc.ca/saraconsultations. The draft recovery strategy and consultation workbook will be available for comment between January 10 and February 11, 2011.



As always, please remember to contact DFO if you are contemplating work within or near a watercourse.

Thank you,

Nadine Pinnell Oceans, Habitat & Enhancement Branch Fisheries & Oceans Canada 401 Burrard Street Vancouver, B.C. V6C 3S4 Tel: 604-666-7017

Nadine.Pinnell@dfo-mpo.gc.ca

			1
		•	1
			1

#### Debra Key

From:

Mayor

Sent:

Thursday, December 23, 2010 2:11 PM

To:

cao; Mayor And Council; Civic Consultants; Debra Key

Subject:

RE: Water Sustainability Act

Would you also please include these items on the agenda for the next Council meeting.

Thanks, Ken

Ken Becotte, Mayor Village of Harrison Hot Springs mayor@harrisonhotsprings.ca www.harrisonhotsprings.ca

Office: 604-796-2171 Mobile: 604-997-2250

----Original Message----

From: cao

Sent: December-21-10 10:23 AM

To: Mayor And Council; Civic Consultants; Debra Key

Subject: FW: Water Sustainability Act

FYI

Ted Tisdale Chief Administrative Officer Village of Harrison Hot Springs PO Box 160, 495 Hot Springs Road Harrison Hot Springs, BC VOM 1A3

Telephone: 604-796-2171

Fax: 604-796-2192

Email: <a href="mailto:ttisdale@harrisonhotsprings.ca">ttisdale@harrisonhotsprings.ca</a>
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----Original Message----

From: radamson@ubcm.ca [mailto:radamson@ubcm.ca]

Sent: Tuesday, December 21, 2010 10:05 AM

To: cao

Subject: Water Sustainability Act

Dear Ted Tisdale,

Hello,

The following information should be sent to CAO, Board and Council.

#### Dear UBCM Members:

Please find enclosed a letter from the Honourable Murray Coell, Minister of Environment, and John Slater, Parliamentary Secretary for Water Stewardship, on the Province's proposed Water Sustainability Act.

A copy of the Policy Proposal on British Columbia s New Water Sustainability Act is also enclosed, which summarizes the overall framework and key features of the proposed Act.

The Province is encouraging local governments to provide feedback on the Policy Proposal by January 30, 2011. Comments can be submitted by email to <a href="mailto:livingwatersmart@gov.bc.ca">livingwatersmart@gov.bc.ca</a> or by fax to 250 356-1202.

UBCM would appreciate being carbon copied on any submissions made to the Province on the proposed Act. Submissions can be carbon copied to Jared Wright, Senior Policy Analyst, UBCM (jwright@ubcm.ca).

Thank you in advance for your assistance on this matter.

This advisory is provided through a distribution system that is maintained and monitored by UBCM. To change or update the contact information for your organization, please contact radamson@ubcm.ca.



December 17, 2010

Dear Mayors, Councillors and Regional District Chairs:

We are pleased to provide you with a copy of a *Policy Proposal on British Columbia's New Water Sustainability Act* and invite you to participate in the next phase of *Water Act* modernization.

The proposed *Water Sustainability Act* will update and build on the existing *Water Act*, respond to current and future pressures on water, and position B.C. as a leader in water stewardship. The *Policy Proposal* summarizes the overall framework and key features of the proposed Act and reflects background research, review and analysis conducted over the past two years. The public engagement process including dialogue at 12 regional workshops and 900 written submissions, also played a strong role in shaping this *Policy Proposal*.

Beginning in January 2011, Ministry of Environment staff will explain key features of the *Water Sustainability Act* in greater detail on the *Living Water Smart* Blog at <a href="http://blog.gov.bc.ca/livingwatersmart">http://blog.gov.bc.ca/livingwatersmart</a>. We would appreciate your feedback and encourage you to participate by posting your questions and comments on the Blog. Comments can also be submitted by email to <a href="mailto:livingwatersmart@gov.bc.ca">livingwatersmart@gov.bc.ca</a> or by fax to 250 356-1202.

In closing, we would like to thank you for your patience and for your commitment to water stewardship. Together, we can build a sustainable future for British Columbia's water resources.

Sincerely,

Murray Coell Minister

Murray Coell

TVITTISCO

John Slater

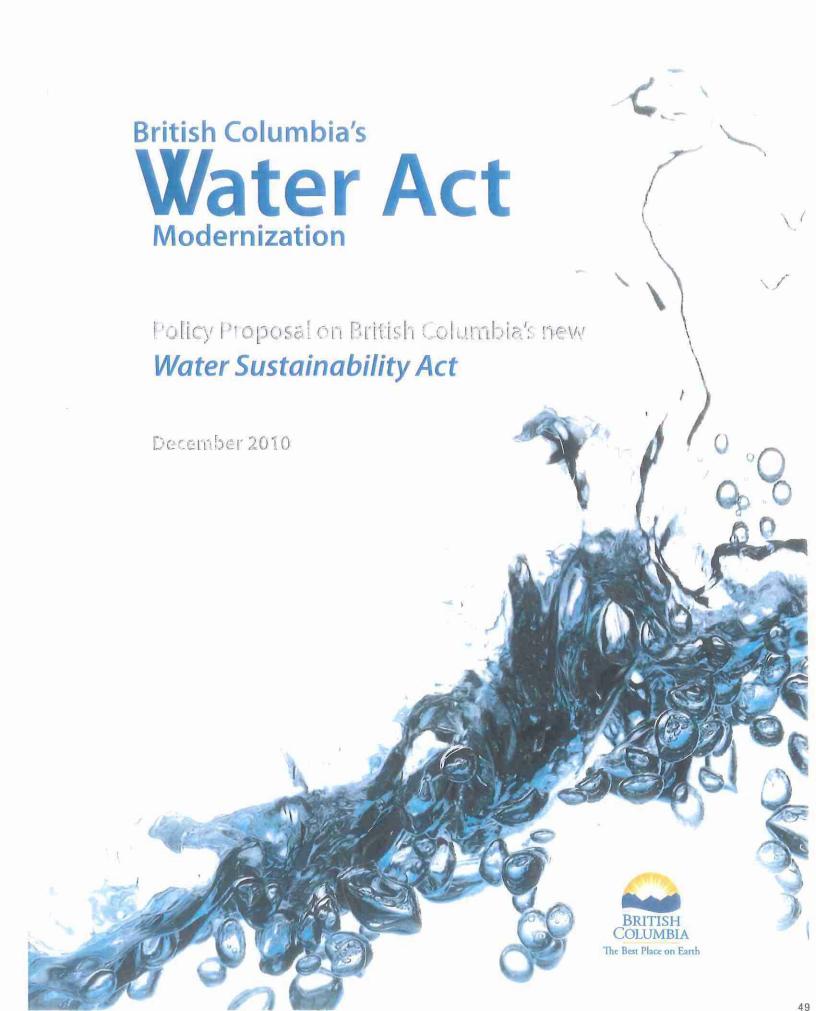
Parliamentary Secretary for Water Stewardship

Attachment: Policy Proposal on British Columbia's new Water Sustainability Act

cc: Honourable Stephanie Cadieux Minister of Community, Sport and Cultural Development

> Gary MacIsaac, Executive Director Union of British Columbia Municipalities

Mike Furey, Assistant Deputy Minister Ministry of Community, Sport and Cultural Development



# "British Columbia has a rich heritage in our

lakes, rivers and streams. Linked to generations past, present and future, our water resources are the foundation of our health, our communities, our prosperity and our environment.

Building on this heritage is vitally important. We can only do this together. I look forward to hearing your thoughts on a new Water Sustainability Act for British Columbia."

Murray Coell
Minister of Environment

## **Water Act Modernization Continues**

Government is exploring ways to modernize the *Water Act* to respond to the new challenges that exist for managing our water, including dealing with population growth, land and resource development and climate change. Modernizing our water laws is an important commitment in Living Water Smart: BC's Water Plan. The next step in *Water Act* Modernization is to present British Columbians with a proposal for a new *Water Sustainability Act* that would replace the current *Water Act*.

The purpose of this paper is to:

- Summarize the key policies of the proposed new Water Sustainability Act, and
- Provide an opportunity for stakeholders, First Nations and the public to comment on the proposed policies which will form the basis for the legislation.

This document summarizes the key policies being contemplated for the proposed new *Water Sustainability Act*, expected to be introduced into the legislature in 2012. The Provincial Government is interested in your views and encourages your comments on any aspect of this proposal. Information on how you can participate is provided at the end of this document.

Throughout this paper are a number of boxes identified as *What we heard*. These summarize some of the comments submitted to us during our engagement with you earlier this year. The electronic version of this document contains live hyperlinks to additional information. More detailed background on *Living Water Smart* and *Water Act* Modernization is also available from the *Living Water Smart* website at www.livingwatersmart.ca.

#### Process to date

Engagement on *Water Act* Modernization began with the launch of the Living Water Smart Blog in December 2009. The Ministry of Environment spent much of 2010 engaging with stakeholders, First Nations and the public on *Water Act* Modernization. The Ministry released a Discussion Paper in February 2010 and delivered 12 regional workshops during March and April 2010.

About 900 submissions were received from a broad range of interests and citizens, and are summarized in the *Water Act* Modernization Report on Engagement, which was released in September 2010.

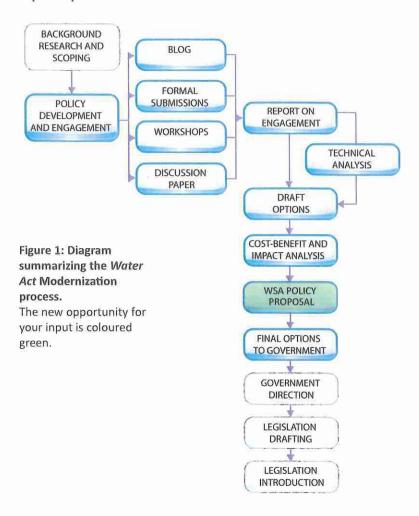
The report, along with copies of all submissions and other background information, are available on the Living Water Smart website at www.livingwatersmart.ca.

During the summer and fall, Ministry of Environment staff reviewed and analyzed all the public input and developed draft policy proposals with the support of other ministries and external technical advisors.



In response to the high level of public interest and repeated requests for more participation, the Ministry committed to providing the public with additional opportunities to comment on specific *Water Act* Modernization proposals. This document has been prepared in response to that commitment.

All feedback from this phase of engagement will be shared with you via the Living Water Smart Blog and website and carefully considered as policy moves forward through the legislative development process.



## A new Water Sustainability Act

The Water Sustainability Act is for British Columbia – its communities, its environment and its economy. It will help lighten BC's water footprint and transition to a new way of managing water. Water in some parts of BC is already under pressure from a number of competing demands, and these demands continue to increase. Urban, land and resource development, climate change and population growth all affect ecosystems, and ground and surface water quantity and quality.

The WSA directly addresses the four goal areas in the Water Act Modernization Discussion Paper and will update, build on and replace the current Water Act. The WSA will respond to current and future pressures on water, and position BC as a leader in water stewardship. In addition to the focus on water supply and water quality, protecting human and environmental health, natural ecosystems and their goods and services, water security and public safety, and community, regional and economic development will also be important. For greater certainty, the provisions of the new Act are intended to respect aboriginal and treaty rights in a manner consistent with the Constitution Act of Canada.

## A new Water Sustainability Act: Framework

The Water Sustainability Act (WSA) will establish a new legislative framework that will address BC's geographic and hydrologic diversity. The new Act will reflect the Provincial

Government's leadership and encourage British Columbians to be responsible water stewards. It will support climate change adaptation and economic security and help ensure that water sustainability is considered in all decisions affecting water.

The WSA will establish a provincial framework based on risk, competing demands and scarcity, and enable an area-based approach for water management. The WSA will support government's shift in the natural resource sector to an area-based model and a more integrated approach for natural resource management.

Using an area-based approach means that local conditions, issues and interests, and local knowledge and information, including traditional ecological knowledge, will influence water management and help inform decisions.

#### What we heard...

- A strong provincial framework with clear and enforceable standards is needed.
- A framework that allows all levels of government and the public to understand everyone's roles and responsibilities.
- Ecosystem-level protections are key to ensuring access to clean water for all purposes. Standards must be enforceable, but allow for collaborative and innovative improvements.

Figure 2 (Appendix A) illustrates some of the challenges facing BC's water supply. Figure 3

(Appendix B) provides an overview of the proposed Water Sustainability Act.

The new WSA will have three levels of action for water management. Province-wide, a number of legislative requirements will apply, including protecting instream flows, regulating groundwater use, requiring more efficient use of water and using economic instruments and incentives.

In areas experiencing declining water supply, water quality or deteriorating ecosystems – known and chronic problem areas – additional and more stringent requirements will apply. This approach will enable management that is proactive (prevent problems from occurring) and responsive (respond to problems where they exist) where required. Criteria and thresholds will guide identification of these areas, and increasing risk, conflict and scarcity will drive increasing levels of planning, collaboration, and regulatory action.

In known problem areas where water supply and quality issues can be mitigated, water resource assessments will examine water supply and water quality problems and assess other area-specific factors. Strategies will be designed to meet area needs and avoid or manage problems. Requirements could include developing strategic water allocation plans (e.g., how water is allocated in the future), using area and sector based terms and conditions for new licences, using economic instruments or requiring additional monitoring and data collection. Collaborative and cross-sectoral approaches to solve problems will be used where and when appropriate.

In chronic problem areas where there are significant water supply issues and risks to water quality, quantity, and ecosystems, recovery action will be needed. Requirements could involve developing water resource assessments and strategic water allocation plans, preparing watershed sustainability plans, new conditions for existing and new licences, limits to new allocations, use of additional incentives and economic instruments or changes to land use practices. In these areas, collaboration and cross sector approaches involving industry, governments, communities, water users and citizens will be required to resolve problems and take action to address problems.

Table 1 summarizes the three levels of action and the scope of the policies to be included in the *Water Sustainability Act*.

Table 1. The Water Sustainability Act: A Framework for Water Stewardship in BC

#### **Policy Directions**

- Protect stream health and aquatic environments
- Consider water in land-use decisions
- Regulate groundwater use
- Regulate during scarcity
- Improve security, water use efficiency, and conservation
- 6. Measure and report
- Enable a range of governance approaches

#### Three levels of action for water stewardship - key policies

In all areas of the province, province-wide measures will be implemented, including requirements for:

- Decision makers to consider
  - Provincial Water Objectives in land, water and other resource use decision making.
  - Formula-based instream flow assessments for all new groundwater and surface water allocation decisions.
- For licensees
  - ➤ To use water more efficiently. Incentives, economic instruments (e.g., increases in water fees and rentals), voluntary efficiency and conservation measures, and sector-based codes of practice will be enabled.
  - > To report on water use.
- Use of criteria and thresholds to identify problems areas.
- Regulating of groundwater use.
- Water reserves for agriculture.
- A range of collaboration mechanisms, and the ability to delegate responsibility for activities and decisions to local or regional agencies.
- Different approaches for managing water during times of scarcity, allowing deviation from priority date under exceptional circumstances.
- Preserving and protecting wetlands.
- Dumping prohibitions.
- An expanded compliance and enforcement framework.
- Administrative efficiencies for users and for government.

In known problem areas, apply additional measures to pre-empt emerging water supply and quality issues, including requirements for:

- Water resource assessments that consider available and anticipated water supply, and emerging social, environmental and economic trends.
- Area- and sector- based conditions for new licences.
- Incentives, economic instruments, and voluntary efficiency and conservation measures.
- Additional reporting requirements (e.g., stream flow, aguifer levels).

In chronic problem areas, apply additional measures to respond to known water supply issues and risks to water quality, including requirements for:

- Watershed sustainability plans where degraded watersheds require recovery action and will affect both land and water development and use.
- Conditions for existing and new licences (e.g., licence expiry dates, cutbacks on water allocations).
- Additional incentives, economic instruments and voluntary efficiency and conservation measures.
- Collection of additional information, through increased monitoring and reporting, and periodic reviews.

## A new Water Sustainability Act: Policy Directions

The following are key policies being developed as part of the Water Sustainability Act.

#### 1. Policy Direction - Protect Stream Health and Aquatic Environments

Instream flows will be protected as an environmental value. Guidelines will be used to determine the instream flow, and decision makers will be required to consider these in new

water allocation decisions for both ground and surface water. Licensees will be required to comply with terms and conditions of water licences that ensure their water activities do not compromise instream flows.

- Environmental or instream flows refer to the amount of water that streams need to stay healthy. Ensuring instream flows are protected is about protecting natural capital for the future. Protecting instream flows aligns with First Nations interests in stream health and supports protection of aboriginal rights to hunt and fish.
- Instream flow requirements will be established through the development and application of guidelines. Once these requirements are incorporated into water licences or approvals, the licensee will be required to meet the terms and conditions of the water licence. This approach provides protection of instream flows with enforceable terms and conditions in water licences.
- ▶ Protecting instream flows also requires regulating activities that may cause damage to aquatic environments (e.g., instream works, water use, dumping), considering how decisions affect water flow to maintain ecological function and regulating groundwater use (recognizing that surface and ground water are connected).
- ▶ Setting instream flow requirements may reduce the amount of water available in some areas for new water licence applications. Imposing additional restrictions in new water licences may result in increases in project costs, such as the costs associated with constructing storage infrastructure. The need to maintain instream flows may result in increased pressure to use groundwater.
- ▶ Protecting instream flows and water use reduction during times of scarcity may result in more frequent regulatory action – some senior licensees who have never been regulated may be periodically reduced or suspended.

#### 2. Policy Direction - Consider Water in Land-use Decisions

Provincial Water Objectives (PWOs) will be established for British Columbia. PWOs will guide decisions made by statutory decision makers under the proposed WSA and other laws affecting land and resource use on crown and private land. They will be sufficiently flexible to accommodate regional and local differences. PWOs may focus on:

Ensuring secure access to healthy water (good quality and adequate quantity),

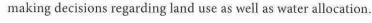
#### What we heard...

- Strong support for protection of stream health and aquatic environ-
- Support for both guidelines and standards – preference for standards.
   Guidelines are too flexible or not enforceable.
- Support for strengthening dumping prohibitions.

- Addressing conflict among users, and pressures and trends in water supply and demand,
- Protecting naturally flow sensitive streams and ecosystem health,
- Addressing cumulative impacts.
  - All activities (land and water) within a watershed have the potential to affect water quality, quantity and timing of flow.
  - ▶ PWOs will improve consistency in decision-making across all regions of BC in relation to protection of water quantity, water quality and timing of flow. PWOs will also align how statutory decision makers under a variety of statutes (e.g., Forest and Range Practices Act, Oil and Gas Activities Act) consider water when making decisions regarding land use a

#### What we heard...

- Support for watershed and ecosystem protection.
- Recognize land water connections and the interrelationship and how land use practices affect water quality, quantity and timing of flow.
- Balance ecological protection with economic priorities.



▶ In some areas, meeting PWOs may affect where and how land and resources are developed. In some cases, additional requirements (e.g., information, mitigation strategies) to meet PWOs may be required.

#### 3. Policy Direction - Regulate Groundwater Use

Groundwater extraction and use will be regulated in problem areas and for all large

groundwater withdrawals across BC. All existing and new large groundwater users throughout the province will be required to obtain a licence or an approval. The definition of a large withdrawal is currently being determined, and could potentially be in the range of 250 to 500 cubic metres per day for wells in unconsolidated aquifers and 100 cubic metres per day for wells in bedrock aquifers.

Groundwater will be licensed more extensively in problem areas. In known and chronic problem areas, licensing requirements will likely also apply to smaller users, in some circumstances this may apply to private domestic wells.

Licences will specify the maximum quantity of groundwater that can be extracted and used, and will set out other terms and conditions of pumping and use. Annual rentals for groundwater will be similar to those for

#### What we heard...

- Strong support for regulating groundwater.
- Concern expressed for critical areas, aquifers under stress, for cross-jurisdictional integration, if proposals fail to resolve vital groundwater extraction issues and do not go far enough to protect the resource. watershed and ecosystem protection.
- Regulation should vary, based on groundwater quality and aquifer vulnerability.
- Many First Nations communities rely on groundwater and will be impacted by groundwater regulation.

57

surface water, and will vary according to the water use purpose and the volume allocated. Application fees for groundwater licences, short term use approvals and drilling authorizations will also apply. In some cases, well owners may be required to submit hydrogeological assessments as part of an application for a groundwater licence.

- ▶ Groundwater extraction and use is not currently regulated in BC, resulting in localized conflicts, concern about declining groundwater levels and aquifer sustainability, and reduced stream flow in some areas.
- ➤ Regulating groundwater will provide clarity around the legal access to groundwater for the people who drink it and a level playing field for the businesses that rely on it. There will be new costs for development of groundwater, requirements for monitoring and reporting of use, and potentially costs to implement water use efficiency measures.

#### 4. Policy Direction - Regulate During Scarcity

A staged approach will be taken (over time or as conditions dictate) to manage water in times of scarcity. The approach will involve:

- Encouraging licensees to implement efficiency and conservation measures (e.g., drought preparedness plans, codes of practice, through incentives, economic measures),
- Requiring proportional reductions based on water supply forecasts. Implementation of proportional reduction targets will be developed with sectors as appropriate,
- Regulating by priority date if efficiency and conservation measures, and proportional reductions are insufficient,
- Deviating from priority date to importance of use will be enabled in exceptional circumstances (e.g., where high importance water uses are at risk, such as municipal water supplies).
  - Times of scarcity are periods when insufficient water is available to meet the needs of users and the environment (e.g., drought, excessive water use, natural fluctuations, over-licensing).
  - ▶ This approach is intended to promote water conservation and efficiency. It will maintain licensees' certainty of access during times of scarcity, other than in exceptional circumstances. It may reduce the

#### What we heard...

- Support for both the First-In-Time-First-In-Right priority date and a Priority of Use approach to managing water – including groundwater.
- Collaboratively determine a Priority of Use structure which reduces costs for priority uses like drinking water and food production.
- Food production, drinking water and ecosystem protection are shared key priorities.
- Non-consumptive use of water should be addressed differently than consumptive uses.
- Greater economic, ecological, and social benefits will emerge from a more efficient system.

frequency of regulation, improving access and fairness for junior licensees.

▶ The ability to regulate by importance of use in exceptional circumstances in the

- public interest may be perceived as reducing certainty; however its purpose is to allow decision makers to make common sense decisions.
- ▶ Water power projects and other non-consumptive uses affect streams differently than consumptive uses. Many of these licensees already have terms and conditions in their water licences to protect stream health during times of scarcity. As such, the regulation of these water uses will consider licence requirements and specific implications of the project on stream health.
- ➤ Storing water helps improve certainty of water availability in the face of variable water supplies. Regulation during scarcity will allow licensees to benefit from their investment in storage infrastructure.

#### 5. Policy Direction - Improve Security, Water Use Efficiency, and Conservation

#### 5.1 Economic Instruments

A range of economic instruments will be enabled as incentives for improving water use efficiency. Measures could include:

- Fee-based measures e.g., increasing block pricing to incent water conservation, scarcity pricing,
- Rebates e.g., infrastructure rebates,
- Liability and assurance regimes e.g., requiring a security bond to prevent environmental impacts or to clean up and restore environmental damage,
- Tradable permits e.g., water markets.
  - ➤ Expanding the range of economic instruments that are available will allow flexibility to protect water provincewide, incent conservation in known and chronic problem areas, and help achieve a number of different water management objectives, such as

encouraging water conservation, allocating water efficiently among different users, and recovering the full costs of supplying water.

▶ If economic instruments are used, licensees will continue to pay fees and rentals and the onus will remain on licensees to use water beneficially and comply with the terms and conditions of their licences.

## 5.2 Best Management Practices, Efficiency and Beneficial Use

Water use efficiency will be incorporated into the definition of *beneficial use*. Water users will be required to demonstrate efficiency of use, for example, by matching irrigation flows with crop and soil types.

#### What we heard...

- Increases in water pricing might reduce agriculture and industry competitiveness and viability.
- Support for enabling economic instruments and incenting conservation and efficiency.
- Greater economic, ecological, and social benefits will emerge from more efficient and flexible systems.

#### What we heard...

- Support for encouraging greater efficiency.
- Hierarchy of use should not be limited only to times of scarcity, but should underlie ongoing conservation efforts wherever possible.
- Conservation efforts to avoid water scarcity should be ongoing.

59

- Beneficial use under the current Water Act means using water for the licensed purposes (e.g., irrigation, domestic, industrial use) and under the terms and conditions of a license. A licensee's requirement to make beneficial use of water currently does not include the concept of efficiency.
- ▶ Requiring efficiency as part of beneficial use will be supported through development of best management practices and codes of practice.

#### 5.3 Agricultural Water Reserves

Agricultural water reserves, which expand the current powers to reserve water for an irrigation system or project, will be enabled. Transfers, extension of rights or other forms of collaborative sharing within an agricultural water reserve amongst users will be consid-

ered. Economic instruments will help producers achieve a higher return on their water use efficiency investments or their existing storage infrastructure. Using water under cancelled agricultural licences (e.g., for non-use) may be banked in the reserve for future uses within the agriculture sector.

➤ Currently Agricultural Land Reserve (ALR) lands can only be used for agricultural production. This can sometimes be difficult without secure access to water.

#### What we heard...

- Concerns identified about security of water rights.
- Concerns about food security.
- Establish agricultural water resources to complement the Agricultural Land Reserve System.

Agricultural water reserves will protect the future water supply needs of land within the ALR and protect agricultural water needs. Creating agricultural water reserves will potentially improve the long-term security of water supply for ALR lands. This will also support increased agricultural production and food security, and water use efficiency within the agriculture sector. The agriculture sector will have more flexibility to maximize economic benefits from the available water supply.

#### 6. Policy Direction - Measure and Report

Licensed ground and surface water users will be required to report actual water use and in some cases (e.g., in problem areas) stream flow, groundwater levels, well performance, and water quality. Requirements to report will begin with large surface and groundwater

users province-wide. Domestic licensees and small private domestic well owners will not likely be required to measure and report, except potentially in problem areas.

Additional or more stringent requirements for monitoring and reporting (e.g., reporting on seasonal water quality) and reporting in problem areas will be enabled. There will be flexibility to allow for consideration of the appropriateness of implementing these requirements.

#### What we heard...

 Government's role should be measuring and reporting actual water use, while providing clear and timely information about all impacts on the environment and to water users.

- Measuring and reporting water use will provide the information needed to effectively manage water, in particular during drought and scarcity. It will help to provide a more accurate picture of water availability, and a way to measure efficiency of water use over time.
- Reporting will provide the data to support adjustment of license volumes to give water savings back to the stream and facilitate effective future water rights trading. Education of licensees and approval holders about efficient use will also be a benefit.

#### 7. Policy Direction - Enable a Range of Governance Approaches

A range of approaches to support increased collaboration and participation in activities and decision processes will be enabled. Approaches will include the ability to delegate responsibility for activities and decisions to local or regional agencies (e.g., collaboration on development of Watershed Sustainability Plans). Allowing for flexibility, and responding to

local conditions, interests and specific water management issues will be key.

- Water governance includes all the elements needed to make decisions: laws and regulations, agencies and institutions, policies and procedures, and science, information, community and traditional knowledge.
- ➤ Ultimate accountability for environmental protection will remain with the Provincial Government. Through the area-based approach, the Provincial Government will continue to establish and coordinate laws, rules, agreements and financial arrangements, including setting provincial objectives and outcomes. It will ultimately be responsible for deciding the institutions, systems and roles for any delegated responsibilities. The Province will also determine the compliance and enforcement framework.

#### What we heard...

- Support for updating governance structures.
- Aboriginal rights and title must be resolved.
- No clear support for a single governance model.
- Inclusive and collaborative structures will be vital to successful governance improvements.
- Establishing partnerships among stakeholder groups which build on local, tried and true solutions may hold the greatest promise for a mandatory planning process.

- ➤ Expanding opportunities for collaboration and involvement in decision processes will give a broader role to British Columbians. It will support the inclusion of local interests and issues in decisions.
- The WSA will be flexible to respond to the range of current and potential agreements that may be established between First Nations and the Provincial Government.

## **Continuing the Conversation**

Beginning in January 2011, Ministry of Environment staff will explain key features of the proposed WSA in greater detail on the Living Water Smart Blog and how you can continue to be involved. We welcome your questions and comments on the proposed policy. While the easiest way to have your say is to comment via the Living Water Smart Blog, you can also comment by email, phone, fax.

In the previous round of engagement, much of your valued input came in the form of emails, letters and faxes. As such, this input was unavailable to a wider audience until we released the Report on Engagement. By submitting your questions and comments directly on the Living Water Smart Blog, you can help build a better conversation on the future of water sustainability for all British Columbians.

We encourage you to participate in the conversation through January 2011.

All comments received in response to the Policy Proposal on B.C.'s new *Water Sustainability Act* will be posted on the Living Water Smart website. Personal contact details will be removed before any information is made public.<sup>1</sup>

For additional background on Water Act Modernization, please refer to:

- Water Act Modernization Discussion Paper (February 2010)
- Technical Background Report (March 2010)
- Report on Engagement (September 2010)

#### **How to Comment**

#### on the Blog at:

http://blog.gov.bc.ca/livingwatersmart

#### by email to:

livingwatersmart@gov.bc.ca

#### by fax to:

(250) 356-1202

#### by telephone to:

(250) 387-4734

#### by post to:

Water Act Modernization Ministry of Environment Water Protection and Sustainability Branch PO Box 9362 Stn Prov Govt Victoria, BC V8W 9M2

<sup>&</sup>lt;sup>1</sup>The Government of British Columbia is committed to protecting the privacy of people whose personal information is held by government through responsible information management practices. Any personal information provided to the Government of BC is collected, used, and disclosed in accordance with the *Freedom of Information and Protection of Privacy Act*, or other applicable legislation.

# Appendix /

#### PROVINCIAL PRESSURES



#### CHANGING CLIMATE

Between 1895 and 1995 BC's average annual temperature warmed by 0.5°C at the coast, 1.1°C in the interior and 1.7°C. In the north, Climate models predict warmer, wetter winters and hotter, dryer summers with an increase in total annual water supply. This means increasing water demands and more frequent droughts in the summer, less snow and more rain in the winter, and more flooding.

SOURCE Ministry of Environment



#### **GROWING POPULATION**

BC's current population is projected to increase 23% by 2030, from 4.4 million to 5.7 million. The growth and accompanying economic activity will place additional demand on the supply and quality of available water, which will at best remain at existing levels.

SOURCE: BC Stats



#### WE CAN'T MANAGE WHAT WE DON'T MEASURE

Managing water sustainably requires access to information on water availability, water use and water quality, and climate and land use changes. Information is necessary to model, predict and make better decisions and avoid conflicts and disasters. It is also important for improving water use afficiency and conservation efforts.

#### LOCAL FACTORS



#### COMPETING DEMANDS

- Water supply and demand vary seasonally and from year to year.
- Water supply is generally the lowest when the demand is greatest.
- During times of scarcity conflicts occur between environmental needs and consumptive uses (e.g. domestic agricultural, industrial).
- With a growing population and the effects of climate change these conflicts are expected to increase in magnitude and frequency.



#### CUMULATIVE EFFECTS FROM LAND AND RESOURCE DEVELOPMENT

- Land and resource development has cumulative effects on watersheds, stream health and drinking water quality.
- Land based activities are altering the natural course of water flow as well as filtration and water storage in some areas.
- Water quality and quantity are being affected, leading to a reduction in overall stream health and community resilience.



## INCREASING GROUNDWATER DEMAND

- Groundwater use in BC is currently not regulated.
- Increasing use of groundwater is causing aquifer levels to decline in some areas.
- Unregulated groundwater use is threatening long term water supply, increases competition between ground and surface water users, and reduces stream flows where there is a close connection between surface and groundwater.



Figure 2: BC's Water Resources: Provincial Pressures and Local Factors

#### NEW WATER SUSTAINABILITY ACT - healthy watersheds, resilient communities & thriving industries

#### AREA BASED APPROACH:

Three levels of action based on risk, competing demands and scarcity



Figure 3. A new Water Sustainability Act for BC

The proposed act **RECOGNIZES** BC's geographic diversity, hydrologic variability and uneven population distribution, **RESPONDS** to provincial challenges and localized issues, **SECURES** BCs water dependent future and **FULFILLS** 19 *Living Water Smart* commitments.



#### Apply province-wide measures, for example:

- Formula-based instream flow assessments for all new groundwater and surface water allocation decisions.
- · Regulate groundwater use.
- Require more efficient use of water through insenives, economic instruments and voluntary efficiency and conservation measures.
- Establish water reservations for agriculture.
- Enable shared and delegated decision-making.
- Consider provincial water objectives when making land, water and other resource use decisions.



#### Apply additional measures to pre-empt emerging water supply and quality issues, for example:

- Water resource assessments.
- Area and sector based conditions for new licences.
- Continued use of incentives, economic instruments, and voluntary efficiency and conservation measures.
- Additional reporting requirements.



Apply additional measures to respond to known water supply issues and risks to water quality, for example:

- Watershed sustainability plans.
- New conditions for existing and new licences.
- Use of additional incentives, economic instruments, and voluntary efficiency and conservation measures.
- Additional information, increased monitoring and reporting, periodic reviews.

## Water is everyone's concern

and we can all play a role in determining BC's water future. To follow the on-going progress of the *Water Act* Modernization process, visit the Living Water Smart Blog.



## Water Act

Modernization

Policy Proposal on British Columbia's new Water Sustainability Act





### VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

TO:

**Mayor and Council** 

DATE: December 9, 2010

FROM:

**Director of Finance** 

FILE: 1680

SUBJECT: Interim Audit Report

### BACKGROUND:

Each year our Auditors, McConnell, Voelkl perform an interim audit on the Village of Harrison Hot Springs. The attached report summarizes their findings for the 2010. Interim Audit.

### RECOMMENDATION:

THAT Council receives the 2010 Interim Audit Report from McConnel, Voelkl dated December 3, 2010

Respectfully submitted for your consideration;

bustul Dale Courtice

Director of Finance

### **CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

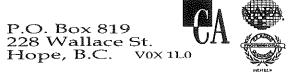
I concur with the recommendation.

Ted Tisdale

Chief Administrative Officer



C.M. Kelley Inc., B.B.A., C.A.



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

#### INTERIM AUDIT REPORT

To the Council of the VILLAGE OF HARRISON HOT SPRINGS: P.O. Box 160
Harrison Hot Springs, BC
V0M 1K0

We have reviewed and evaluated the receipts, payroll, purchasing and financial information systems, examined accounts, and adhered to Canadian generally accepted auditing procedures and standards to test the records of the VILLAGE OF HARRISON HOT SPRINGS for the operating period ended October 31, 2010, and we have performed a financial review of the accounts, records, ledgers and computerized financial information system employed by the Village for the interim period then ended. Our examination included a review of council and administration policies and their implementation, review of accounting procedures, financial, management, and internal audit controls, and included such tests of supporting documents and records as we considered necessary in the circumstances.

We restricted our substantive tests, generally, to material transactions in excess of \$2,000. and our tests did not include external confirmations of specific receipts or expenditures. This procedure, in our opinion, based on the lack of response received in the past, would not greatly enhance the expected results nor assist management in performing its control function.

Subject to our comments in the Internal Management Report dated **December 3, 2010** we are pleased to report that in all material respects, we found the accounts, records and ledgers orderly, well kept and up to date, and to the best of our knowledge from the test checks that we conducted, they accurately reflect the results of operation of the **VILLAGE OF HARRISON HOT SPRINGS** for the period tested.

HARTERED ACCOUNTANTS

December 3, 2010

Hope, B.C.

Canada



### VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

TO:

Mayor and Council

**DATE:** January 11, 2011

FROM: Andre Isakov,

FILE: 0400-50-03-01

Community and Economic Development Officer

SUBJECT: Hemlock Resort Master Plan and Proposed Resort Expansion

### ISSUE:

The Village was asked to provide feedback to the Resort Development Branch in the Provincial Ministry of Natural Resources regarding the Draft Hemlock Resort Master Plan. The feedback will provide input and identify some potential concerns with the Draft Hemlock Resort Master Plan from the prospective of the Village of Harrison Hot Springs.

### BACKGROUND:

In mid November it came to Village's attention that the Hemlock Resort has drafted a Resort Master Plan in which substantial expansion is being contemplated. There was no consultation with the Village of Harrison Hot Springs in the developing stages of the Master Plan. Furthermore, it was learned that the Hemlock Resort had already initiated the Master Plan adoption process with the Resort Development Branch in the Provincial Ministry of Natural Resources that oversees these types of developments. The Resort Development Branch had established a Hemlock Interagency and had earlier discussions with stakeholders on that group. The Village of Harrison Hot Springs was not invited to provide input at that point and was not part of the Hemlock Interagency.

When the Village Office learned of the events, the Village contacted the Resort Development Branch and attended the Resort Master Plan Open Houses. Village representatives had a phone meeting with representatives from the Resort Development Branch that update the Village on the project status, the Ministry apologized for not inviting the Village to participate in the early stages of the dialogue. The Resort Development Branch welcomed the municipality to participate

in the Hemlock Interagency and extended the time for providing a formal input until the end of January 2011.

Here are the Highlights of the Proposed Plan:

- Increase in size of the Controlled Recreation Area from 346 hectors to 6408 hectors
- 5 Phase development plan
- Increase from existing 4 Lifts to 23 Lifts
- Increase from a current on-hill bed unit total of 1,070 bed unites to 19,969 bed units at build out.
- Movement from single season resort to an all season resort with a full complement of recreational activities.
- A golf course village in partnership with the Sts'ailes (formally Chehalis First Nations). The Joint Venture development, Quqwathem Village, will be adjacent to Harrison Lake, in the vicinity of Ten Mile Bay.

	Current	Proposed (2010 MP)
CRA Area	346 ha.	6408.3 ha.
Phases		5 phases
Lifts	4	23
Ski Trails	35	283
Ski Terrain	146.8 ha.	1,255.6 ha.
CCC	1,150	13,440
BRC	1,640	16,641
BU	1,070	19,969 (40% public, 45% private, 15% employee housing)
Parking	750	1775 + 33 buses
Season	Winter	All Season
Winter Activities	Ski/Snowboard, tubing, x-cntry skiing, snowshoeing	Ski/Snowboard, tubing, x-cntry skiing, snowshoeing, backcountry touring, ice skating, snowmobiling, winter zip lining, multi use trail system, sleigh rides.
Summer Activities	none	Mountain Biking, hiking, sightseeing, zip lining, boating, fishing, swimming, atv trails, golfing, horseback riding, tree walk adventures.

### POLICY CONSIDERATIONS:

The Village staff reviewed the Draft Hemlock Resort Master Plan and are suggesting a few possible areas of both interest and concern within the Draft Hemlock Resort Master Plan that feedback should identify to the Resort Development Branch:

- It is identified that the exclusion of Harrison Hot Springs in the development of the Resort Master Plan has left the community frustrated and feeling disconnected from the process.
- There are major concerns over economic implications of developing another
  waterfront village on Harrison Lake. Before such a development can proceed,
  the Village of Harrison Hot Springs should request for the Ministry to require
  the resort proponent to complete a comprehensive economic impact study
  determine if the Village of Harrison Hot Springs an already well established
  resort municipality, will be adversely impacted by the proposed development.
- There are concerns over environmental implications of a new waterfront village. The Draft Resort Master Plan does not identify where or how any of the amenities such as water and sewer will be provided. The Village of Harrison Hot Springs should request more information regarding the proposed waterfront village, including its proposed levels of services. The development of a new waterfront village can have direct environmental impacts on the quality of water in Harrison Lake, the airshed, and sightlines from Harrison Hot Springs.
- There are also issues with connectivity between Harrison Hot Springs and the proposed development. Considerations should be given to establishing a direct transportation link between the Village of Harrison Hot Springs and the new development. A transportation link, such as a bridge, can facilitate growth and economic synergies in both communities. The Village of Harrison Hot Springs should request for the Resort Development Branch to undertake a comprehensive review of various options for establishing a transportation link between Harrison Hot Springs and the new resort development.

### RECOMMENDATION:

**THAT** Council endorses comments in this report, to be conveyed in a formal letter as a response to the Draft Hemlock Resort Master Plan from the Village of Harrison Hot Springs.

Respectfully submitted for your consideration;

Andre Isakov

Community and Economic Development Officer

### **DIRECTOR OF FINANCE COMMENTS:**

No budget implications.

Dale Courtice

Director of Finance

### **CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

I concur with the recommendation.

**P**ed Tisdale

Chief Administrative Officer

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### VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

TO:

Mayor and Council

**DATE:** January 11, 2010

FROM: Andre Isakov,

FILE:

6430-05

Community and Economic Development Officer

SUBJECT: Partners for Climate Protection (PCP) Program

### ISSUE:

The Village of Harrison Hot Springs is considering joining the FCM's Partners for Climate Protection program.

### BACKGROUND:

The Partners for Climate Protection (PCP) program is a network of Canadian municipal governments that have committed to reducing greenhouse gases and acting on climate change.

PCP is the Canadian component of ICLEI's Cities for Climate Protection (CCP) network, which involves more than 900 communities worldwide. PCP is a partnership between the Federation of Canadian Municipalities (FCM) and ICLEI – Local Governments for Sustainability. PCP receives financial support from FCM's Green Municipal Fund. There are currently 64 PCP member municipalities in British Columbia and 211 in Canada.

PCP is based on the CCP Campaign of a five milestone framework used to guide municipalities to reduce greenhouse gas emissions. Each milestone provides an opportunity for municipal capacity building.

### The five milestones are:

- 1. Creating a greenhouse gas emissions inventory and forecast;
- 2. Setting an emissions reductions target;
- 3. Developing a local action plan;
- 4. Implementing the local action plan or a set of activities; and
- 5. Monitoring progress and reporting results.

### POLICY CONSIDERATIONS:

The Village of Harrison Hot Springs has showed leadership in climate protection by independently taking the steps to complete the first three milestones outlined by the PCP program. Participation in the PCP program will allow the municipality to build capacity to complete further milestones, showcase achievements, and align with other progressive municipalities to further success. The membership in the PCP program will not cost the municipality anything but will require staff time to report and monitor progress and showcase achievements. The participation in the program will also provide the Village with opportunities to apply for funding with the FCM's Green Municipal Fund (GMF).

### RECOMMENDATION:

THAT Council support the attached resolution for the Village of Harrison Hot Springs to join the FCM–ICLEI (Local Governments for Sustainability) Partners for Climate Protection Program.

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

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## Council Resolution to Join the FCM–ICLEI (Local Governments for Sustainability) Partners for Climate Protection Program

WHEREAS the International Panel on Climate Change (IPCC) concludes in its 2007 Fourth Assessment Report that "there is new and stronger evidence that most of the warming observed over the last 50 years is attributable to human activities";

WHEREAS the IPCC concludes that human influences on the climate have likely contributed to a rise in the sea level during the latter half of the 20<sup>th</sup> century, changed wind and temperature patterns, and likely increased the risk of heat waves, the area of land affected by drought since the 1970s, and the frequency of heavy precipitation;

WHEREAS the IPCC Special Report on Emission Scenarios (SRES, 2000) projects an increase in global greenhouse gas (GHG) emissions of 25 to 90 per cent between 2000 and 2030;

WHEREAS the IPCC observes that warming resulting from human influences could lead to some abrupt or irreversible impacts, depending on the rate and magnitude of climate change;

WHEREAS the IPCC anticipates the following impacts from climate change over the next century for North America:

- Decreased snow pack, more winter flooding, and reduced summer flows resulting from warming in western mountains, exacerbating competition for over-allocated water resources;
- Increased aggregate yields of rain-fed agriculture by five to 20 per cent, but with important variability among regions; and major challenges for crops that are grown close to their highest suitable temperature or that depend on highly used water resources;
- Increased number, intensity and duration of heat waves for cities that currently experience them, creating potential for adverse health impacts; and
- Increased stress on coastal communities and habitats as a result of the interaction of climate change impacts and development and pollution;

WHEREAS GHGs (e.g. carbon dioxide, methane, nitrous oxide), released from burning coal, oil and natural gas and from cutting trees and clearing land for agriculture and development, are the primary cause of climate change;

WHEREAS the World Mayors and Municipal Leaders Declaration on Climate Change 2005 asserts the need for joint authority and global action on climate change;

WHEREAS municipal investments in building retrofits, community energy systems, water conservation, renewable energy technologies, waste reduction, landfill gas capture, fleet management, public transit and other sustainable measures reduce operating costs, help maintain community services, protect public health and contribute to sustainable community development while cutting GHG emissions contributing to climate change;





WHEREAS the Federation of Canadian Municipalities (FCM) and ICLEI-Local Governments for Sustainability have established the Partners for Climate Protection (PCP) program to provide a forum for municipal governments to share their knowledge and experience with other municipal governments on how to reduce GHG emissions;

WHEREAS over 155 municipal governments across Canada representing more than 65 per cent of the population have already committed to reducing corporate and community GHG emissions through the PCP program;

WHEREAS PCP participants commit to working toward reducing GHG emissions in municipal operations by a suggested target of 20 per cent below 2000 levels, and a suggested target of six per cent below 2000 levels in the community within 10 years of joining the PCP program;

WHEREAS the PCP program is based on a five-milestone framework that involves completing a GHG inventory and forecast, setting a GHG reduction target and vision, developing a local action plan, implementing the plan, and monitoring progress and reporting results;

BE IT RESOLVED that the municipal FCM its participation in the PCP profive-milestone framework;	ality ofcommun gram and its commitment to achieve the milestones set in t	icate to he PCP
<b>BE IT FURTHER RESOLVED</b> that t following:	the municipality ofappoi	nt the
a) Corporate staff person	(Name)	
	(Contact number)	
b) Elected official	(Name)	
	(Contact number)	
to oversee implementation of the within the municipality.	e PCP milestones and be the points of contact for the PCP	program
·	Signature	
	Date	





### Next steps

- Send this resolution to pcp@fcm.ca to confirm your municipality's participation in the PCP program.
- Contact a PCP program officer at 613-907-6370 or pcp@fcm.ca to discuss how you can get started, request an orientation package, and connect with communities that are already involved.
- 3. Consider applying to FCM's Green Municipal Fund (GMF) to secure a 50 per cent grant toward the completion of milestones two and three.
- Visit the FCM Centre for Sustainable Community Development website at <www.sustainablecommunities.fcm.ca> for more information on the PCP program, and on municipal sustainability.
- 5. Create a joint council—staff committee to facilitate the implementation of the PCP milestones and to build commitment within the municipal corporation and the community.
- 6. Identify existing municipal staff and fiscal resources, as well as potential community or business partnerships, that can be used to support the achievement of the PCP milestones.



### Partners for Climate Protection (PCP) program milestones for British Columbia

Municipality	Population	Joined	Corporate Milestone	Community Milestone	Documentation
Abbotsford	147,370	June 2002	1	1	
Anmore	1,344	September 1997	2	2	
Belcarra	682	April 2002	0	1	
Bowen Island	2,957	February 2001	2	2	
Burnaby	193,954	November 1994	1	1	
Central Kootenay Regional District	57,019	March 1997	0	0	
Central Okanagan Regional District	147,739	January 2001	0	0	
Comox Strathcona Regional District	100,000	December 2006	0	0	<u>Website</u>
Comox Valley	60,000	December 2008	0	О	
Coquitlam	112,890	March 1997	· 1	1	
Cowichan Valley Regional District	76,929	March 2008	0	О	
Dawson Creek	10,755	January 2004	4	2	Action plan
Delta	96,950	August 1996	3	1	Action plan
Duncan	4,986	June 2007	1	1	
Fernie	5,126	May 2007	3	3	Action plan
Gibsons	4,000	May 2007	2	0	
District of Houston	3,163	April 2010	0	0	
Hudson's Hope	1,039	February 1997	0	0	
Invermere	2,858	July 2003	3	3	Action Plan
Kamloops	86,491	July 1996	2	2	
Kelowna	147,739	January 2001	1	0	
Kimberley	6,484	April 2008	3	3	Action plan
Kootenay (Regional District of East)	12,171	May 2008	0	0	
Langley (City)	23,643	August 2002	3	3	
Langley (township of)	86,896	January 2001	4	1	Inventory Action Plan

Lantzville (District)	3,807 .	June 2007	3	0	Action plan
Lions Bay	1,379	December 2000	0	1	
Maple Ridge	63,169	September 2000	1	1	
Metro Vancouver (Regional District)	2,524, 113	November 1996	3	3	
Midway (Village)	621	May 2008	0	0	
Mission (District of)	31,272	February 2003	0	0	Statement of the statem
N. Vancouver (city)	41,475	April 2002	5	5	Action Plan
N. Vancouver (district)	82,310	May 2001	1	1	
Nanaimo (District)	127,016	November 2002	3	0	Action Plan
Nanaimo (City)	85,664	October 2002	3	0	Corporate Action Plan
Nelson	9,529	August 2007	3	0	Action Plan
New Westminster	54,866	October 1996	3	1	Action Plan
Peace River Regional District	58,264	July 2009	0	0	
Penticton (City)	43,313	June 2008	0	0	
Pitt Meadows	14,670	January 2001	3	0	
Port Alberni	17,743	September 1994	0	0	
Port Coquitlam	51,257	May 2002	3	3	
Port Moody	23,816	June 1996	2	2	
Pouce Coupe (Village)	833	July 2009	0	0	
Prince George	85,035	July 2002	3	3	Action Plan Inventory
Qualicum Beach	8,502	May 2007	3	0	Action Plan
Quesnel	11,114	October 2003	1	0	
Revelstoke	8, 704	July 2006	0	0	
Richmond	164,345	June 2001	1	1	
Rossland	3,557	April 2009	0	0	
Saanich	113,000	July 1996	3	3	Action Plan

Sechelt (District)	9,200	May 2010	0	О	
Smithers (Town)	5400	January 2008	0	0	
Squamish (District of)	15,000	March 2007	0	0	
Sunshine Coast Regional District	26,000	Décember 2007	2	0	
Surrey	347,825	July 1996	0	1	
Terrace (city)	11,320	octobre 2008	2	0	
Trail (city)	7,237	May 2008	0	0	
Vancouver	545,671	1995	5	5	Community Action Plan and Corporate Action Plan Emissions reductions report
Victoria	311,902	November 1994	1	1	
W. Vancouver(district)	41,421	December 2000	1	1	
Whistler	8,896	November 1997	5	5	Action Plan Summary Report
White Rock	18,250	January 2001	0	1	
Williams Lake	10,744	Juillet 2010	1	0	

TO:

TED TISDALE - CHIEF ADMINISTRATIVE OFFICER

FROM:

MICHAEL ROSEN - PLANNING CONSULTANT

RE:

ZONING AMENDMENT BYLAW NO. 912, 2009 (TUGBOAT JUNCTION)

750 Hot Springs Road

Lot 10, Section 12, Twp. 4, Rge. 29, NWD, Plan 5519

DATE:

JANUARY 10, 2011

### **RECOMMENDATIONS**

1) THAT "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 912, 2009" be read a third time;

- 2) THAT "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 912, 2009" be read a fourth and final time; and
- 3) THAT the Mayor and Corporate Officer be authorized to execute the 219 restrictive covenant addressing issues related to the electric go kart operation.

### **BACKGROUND**

On 25 May 2009, Council held a Public Hearing on Bylaw 912, 2009 and subsequently gave second reading to the Bylaw. A copy of the minutes from the Public Hearing is attached. The Bylaw would amend the C-5 (Tourist Commercial) zone by adding "a gokart track for use by electrically powered go karts only" to the list of permitted Accessory Uses for the subject property only.

Subsequent to the Bylaw receiving second reading by Council in May 2009, the former Chief Administrative Officer advised Council that he had met with the applicant, Mr. Gary Senft, to discuss a number of items that surfaced during the Public Hearing including, parking, noise, drainage, hours of operation, track dimensions, public safety for fire fighting, access, encroachment, fencing, and landscaping. A restrictive covenant was identified as a mechanism that could be used to secure the applicant's commitment to resolving the outstanding issues.

Over the last year, the Chief Administrative Officer and the Planning Consultant have had numerous discussions with the Mr. Senft. The result of those discussions is the attached restrictive covenant, the highlights of which are listed as follows:

- a) that only electric go karts will be permitted;
- b) that the go karts will not be operated after 9PM;
- c) that the go kart track will be constructed as per the proposed design;

- d) that the go kart facility will be developed in accordance with applicable national safety standards;
- e) that no portion of the go kart track will be sited less than 2 meters from any property line; and
- f) that a landscape buffered not less than 3 meters wide will either be planted or existing vegetation be retained along the northern property line, except where the track is located within the buffer area in which case the landscape buffer shall not be less than 2 meters wide.

### **COUNCIL OPTIONS**

The following options are provided for Council's consideration:

Option 1: Read "Village of Harrison Hot Springs Zoning Bylaw Amendment

Bylaw No. 912, 2009" a third and final time and authorize the

execution of the 219 restrictive covenant;

Option 2: Request staff to revise the 219 restrictive covenant prior to

proceeding further with "Village of Harrison Hot Springs Zoning

Bylaw Amendment Bylaw No. 912, 2009", or

Option 3: Decide not to proceed further with "Village of Harrison Hot Springs

Zoning Bylaw Amendment Bylaw No. 912, 2009".

### CONCLUSION

Neither the current Chief Administrator nor Planning Consultant was involved with the Village when the public hearing was held. That being said, the covenant conditions are intended to address the issues raised at the public hearing regarding the proposed go-kart use at Tugboat Junction. Option 1 is the recommended course of action to pursue.

### Michael Rosen

### Attachments:

- 1) Minutes from Public Hearing 25 May 2009
- 2) Bylaw 912, 2009
- 2) Restrictive Covenant

**Reviewed by Chief Administrative Officer:** 

I concur with the reconverdation

Ted Tisdale

Chief Administrative Officer

DATE:

May 25, 2009

TIME:

7:00 p.m.

PLACE:

Council Chambers

IN ATTENDANCE:

Mayor Ken Becotte Councillor Dave Harris Councillor Bob Perry Councillor Allan Jackson Councillor Dave Kenyon

Larry Burk, Chief Administrative Officer

Recording Secretary, D. Key

(1) Call to Order

CALL TO ORDER

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

(2) Late Items

**LATE ITEMS** 

Public Advisory Committee Representative (Fraser Valley Regional District Strategic Transit)

(3) Approval of Agenda

Moved by Councillor Harris
Seconded by Councillor Kenyon

THAT the agenda be approved as amended.

**CARRIED** 

(4) Delegation

**DELEGATION** 

Mystico Beads - Sandy Regino - Delegation did not appear

Moved by Mayor Becotte

(5) Public

Seconded by Councillor Jackson

Advisory

Committee

**THAT** Gail Guimont be appointed as the representative to the Public Advisory Committee

Appointment

(FVRD Strategic Review of the Fraser Valley).

CARRIED

### (6) PROCEDURE FOR PUBLIC HEARING

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

Chief Administrative Officer Larry Burk read out the proposed text amendment to Zoning Amendment Bylaw No. 912, 2009 for Council's consideration.

The Mayor reported on the submissions that were received - 28 signatures to specific statement of opposing the race car track at Tugboat Junction Adventure Park, 10 letters from John Allen and 1 from a resident at 730 McCombs Drive.

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

### **Tugboat Junction**

The applicant, Gary Senft reported that he has operating Tugboat Junction for the last seven years. He has been serving young children, families and grandparents but has not been serving a large segment of the population of teenagers and young adults. Go Karts help the needs for young adults. He has looked at gas karts and electric karts, but decided to support the "green initiative" in Harrison Hot Springs and operate electric karts. His business hours are 11:00 a.m. to 6:00 p.m. in off season and 11:00 a.m. to 8:00 p.m. in the summer months so is not operating in early morning hours. Gary Senft indicated that the track will operate as far away from the residences as possible. He outlined the track route on a map for Council and the gallery and pointed out a diagram of the track. Tracks are 18' feet wide and are designed for children, not hot rodding. Karts are a double kart, meaning they have two seats. Karts weighed approximately 800 lbs. They have a complete bumper absorption system that goes all around the kart. The noise level is like an electric wheelchair. Indicated he checked with another municipality that has electric go karts and provided a copy of the statistics for Council.

### (7) <u>PUBLIC INPUT</u>

Mayor Becotte invited the public an opportunity to speak and provide comments and only speak once until all have had opportunity to be heard. Each speaker will have 7 minutes for comment. Please stand and give your name and address.

### Rob Halazan, 740 Hot Springs Road

Stated that he believed Councillor Harris has a conflict of interest and asked him to excuse himself. The Mayor stated he had determined that there is no conflict of interest.

Rob Halazan said that due to the recent unauthorized development, he has experienced serious problems. He said there are drainage problems, but Tugboat has sandbagged the property. He said this is unsightly. He has cleared vegetation, has installed bouncing castles. There is ongoing screaming and music. There was no buffer ever installed. Noise is amplified. People can be heard talking. Harrison Springs RV Park is one of the last tenting campsites. Original intent of the C5 zoning, was to promote tourism and provide accommodation. He said this will attract loud partying, yelling and screaming, train whistle, loud music, loud and boisterous teenagers. This will have a serious negative effect. Race tracks of any kind cannot be next to campsites. When did the change occur from primary use of C5 - was it ever rezoned? This primary useage must be protected. Support camping and RV parks. Tugboat Junction has absentee owners. We love nature and peace and quiet. In 2005 this application was denied. Asked that this amendment bylaw to build a race track be denied.

### Mamie Lees, #23 - 736 McCombs Drive

If in the event the electric karts don't work, would you automatically change to a bylaw for him to use gas? The CAO stated that a new application would have to be made.

### Harvey Ruggles, #22 - 730 McCombs Drive

Don't want the track. Has Council actually seen or heard the karts work? Do they have a decibel level of noise? What kind of surface will they be on? Gravel? In the past, the responsibility of the owner has been less than active. If there are problems on the property, we need assurance that they will be taken care of quickly. How will the safety level be checked, speed of karts, safety buffers? Are animals and people going to be protected? Is there adequate fencing? Agree with the RV Park owner that this is not in Harrison's best interests for this park.

### John Allen, 398 Hot Springs Road

Asked why his submissions were not read out or if his submissions are before Council. He commented that Councillor Harris has a conflict of interest and should have excused himself from the meeting. Disappointed that rules are not being followed tonight. Stated he hasn't been provided a copy of the bylaw and was refused. Believes there is an error in the bylaw itself. Would like to refer to Bylaw 912 in the public binder. Says text amendment is in wrong section under Principal Uses - Site Specific. It should be in the Accessory Uses - Site OCP says it should allow both residential and commercial to coexist Specific category. Conflict is a nuisance – such as noise, smells, vibrations. Any commercial use that borders a residential zone creates a nuisance. There is an ongoing noise problem, bells are rung, sirens are sounded. Noises can be heard throughout the neighbourhood. Teenagers will create a lot of noise and destroy Mr. Halazan's business and the peace and tranquility. In 2005 this issue was rejected. Teenagers are great people when with their families. There is an influx of teenagers and the last thing we need in Harrison are things that attract teenagers. We

want to attract retired people. We want it to be a peaceful, quiet serene Village that gives people a break. Have had numerous problems with noise at Tugboat Junction. Believes his property value and those typically in Harrison will be negatively affected if any kind of go kart track is built.

### Ya Tam, 740 Hot Springs Road, Harrison Springs RV Park

I ask that you deny and reject the application as it will seriously affect our camping grounds. We are the only camping ground that allows tenting in Harrison.

### Gary Senft, Applicant

Idle teenagers have nothing to do and we have been asked to create things for teenagers to do. He asked if there have been any formal complaints here in the Village in the last two years. There have been ATV's running in the park but haven't had any complaints. I am very cognizant about noise. Trying to bring something that is needed for the community and something for people to do. Look forward to Council's support. Looking forward to a positive outcome.

### Marg Doman, 518 Cottonwood Avenue

Pointed out that the track diagram seems quite close to the edge of the other property.

The Mayor called for a second time for any further submissions to Council regarding Bylaw No. 912, 2009 Zoning Bylaw Amendment.

### John Allen, 378 Hot Springs Road

What Mr. Senft proposed to Council in 2002 is not what is there now. We were told it was going to be a beautiful attraction. It would not be an eyesore. There are weeds and rusty rebar and looks like a tacky tourist area. He still has no occupancy permit, building permit or business licence. Mr. Senft does not abide by any bylaw that applies to his business and he doesn't even live here.

The Mayor called for a third and final time for further submissions to Council regarding Bylaw No. 912, 2009 Zoning Bylaw Amendment.

Hearing none the Public Hearing for Zoning Amendment Bylaw No. 912, 2009 is hereby closed.

### Concluded at 7:50 p.m.

**ADJOURNMENT** (8)

The CAO commented that he would amend the Bylaw to read Accessory Uses - Site

(8) Bylaw No. Specific.

912, 2009 Zoning

Bylaw

Amendment

Moved by Councillor Kenyon Seconded by Councillor Harris

THAT Bylaw No. 912, 2009 Zoning Bylaw Amendment be received for second reading as

amended.

CARRIED

Moved by Councillor Jackson Seconded by Councillor Perry

**THAT** the meeting be adjourned at 8:00 p.m.

**CARRIED** 

Certified a true and correct copy of the minutes of the Zoning Bylaw Amendment Public Hearing held May 25, 2009 in the Council Chambers, Village of Harrison Hot Springs, BC

Mayor

Larry Burk Chief Administrative Officer



### VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 912

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

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

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

### I. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Amendment Bylaw No. 912."

### II. TEXT AMENDMENT

That Section 8.5 Tourist Commercial Zone (C5) of the Village of Harrison Hot Springs Zoning Bylaw Number 672-1996 under <u>Accessory Uses - Site Specific</u> section 8.5.2 be amended by adding: .14:

.14 on parcel legally described as: Lot 10, Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 5519 and referred to as PID 011-150-513 – 750 Hot Springs Road; a go-kart track for use by electrically powered go-karts only.

### III. READINGS AND ADOPTION

READ A FIRST TIME THIS 20 <sup>th</sup> D	READ A FIRST TIME THIS 20 <sup>th</sup> DAY OF APRIL, 2009					
A PUBLIC HEARING WAS HELD	A PUBLIC HEARING WAS HELD ON THE 25 <sup>th</sup> DAY OF MAY, 2009					
READ A SECOND TIME THIS 25	<sup>th</sup> DAY OF MAY	, 2009				
READ A THIRD TIME THIS	DAY OF	, 2011				
ADOPTED THIS DAY OF _	, 2011.					
Mayor	Corpora	te Officer	<u> </u>			

LAND TITLE ACT FORM C	
(Section 219.81) [now s. 233]	
Province of British Columbia	
	ea for Land Title Office Use)  Page 1 of 8 pages
Baker Newby LLP	ber and signature of applicant, applicant's solicitor or agent)
9259 Main Street, P.O. Box 390	Lon XUL
Chilliwack, BC, V2P 6K2	Signature of applicant, applicant's solicitor or agent
604-792-1376 (Go Kart s.219 Covenant)	Ronald A. Kelly
File No. 40649-1	
2 DADOTT TOTALTEROON AND LEGAL D	DECOMPTION/C) OF LAND.
2. PARCEL IDENTIFIER(S) AND LEGAL D (PID) (LEGAL D	DESCRIPTION(S) OF LAND;" DESCRIPTION)
	Section 12 Township 4 Range 29 West of the Sixth Meridian
	Vestminster District Plan 5519
3. NATURE OF INTEREST:*	
	MENT REFERENCE PERSON ENTITLED TO INTEREST
SEE SCHEDULE	nd paragraph)
4. TERMS: Part 2 of this instrument consists o	of (select one only)
(a) Filed Standard Charge Terms	D.F. No.
(b) Express Charge Terms	X Annexed as Part 2
(c) Release	There is no Part 2 of this instrument
If (c) is selected, the charge described in Item 3 is rel	ed terms referred to in Item 7 or in a schedule annexed to this instrument. eleased or discharged as a charge on the land described in Item 2.
5. TRANSFEROR(S):*	
SEE SCHEDULE  6. TRANSFEREE(S): fincluding postal address(	s(es) and postal code(s)]
	<b>INGS</b> , P.O. Box 160, 495 Hot Springs Road, Harrison Hot Springs,
British Columbia, V0M 1K0	
7. ADDITIONAL OR MODIFIED TERMS:*	*
N/A  PEVECUTION(S):** 71:::-	ns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3
and the Transferor(s) and every other signatory agree to be be terms, if any.	bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge
Officer Signature(s)	Execution Date Transferor(s) Signature(s)
	THE DESIGNATION OF THE PROPERTY OF THE PROPERT
V 4000.	Y M D TUG BOAT JUNCTION ADVENTURE
for fary	PARK INC., by its authorized signatory:
ROMALD A. KELLY	
750	
Carte San Carte San Carte	
Marie Control of the Control	10
Para Color Salvar Di	GARY AUGUST ERNEST SENFT
OFFICER OFFICER TION.	
OFFICER CERTIFICATION: Your signature constitutes a representation that you are a	a solicitor, notary public, or other person authorized by the Evidence Act, R.S.B.C.
1996, c. 124, to take affidavits for use in British Columbia	bia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to
the execution of this instrument.  * If space insufficient, enter "SEE SCHEDULE" and atta	tach schedule in Form E.
** If space insufficient, continue executions on additional	

### **EXECUTIONS CONTINUED**

Officer Signature(s)	Exe	cution Date	Party Signature(a)
Jan Manager Signature(s)	Y 10	M D	Party Signature(s)  FIRST WEST CREDIT UNION (FI156) (formerly Envision Credit Union and Valley First Credit Union see DF BB1235218), by its authorized signatory(ies):
JAMES H. NARRAWAY Commissioner for Taking Affidavits for British Columbia 45840 Cheam Avenue Chilliwack, BC V2P 1 N8 Officer Signature(s)	Exe	cution Date	Transferor/Transferee/Borrower/ Party Signature(s)  VILLAGE OF HARRISON HOT SPRINGS, by its authorized signatory(ies)
	10		MAYOR
			CAO

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public, or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

### LAND TITLE ACT FORM E

**SCHEDULE** 

Page 3 of 8 pages

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM

### 3. NATURE OF INTEREST:

Description	Document Reference (page and paragraph)	Person Entitled to Interest
Section 219 Covenant	Pages 4 to 6	VILLAGE OF HARRISON HOT SPRINGS
with priority over Mortgage No. BB388414 and Assignment of Rents BB388415	Page 8	VILLAGE OF HARRISON HOT SPRINGS

### 5. TRANSFEROR(S):

TUG BOAT JUNCTION ADVENTURE PARK INC. (Inc. No. BC0645270), of 122 First Avenue, Cultus Lake, British Columbia, V2R 4Y5 (as to Section 219 Covenant) and FIRST WEST CREDIT UNION (FI156) (formerly Envision Credit Union and Valley First Credit Union see DF BB1235218), of 6470 – 201<sup>st</sup> Street, Langley, British Columbia, V2Y 2X4 (as to Priority Agreement).

### TERMS OF INSTRUMENT - PART 2

### COVENANT

(Section 219 Land Title Act)

THIS AGREEMENT made the 19th day of November, 2010:

### BETWEEN:

TUG BOAT JUNCTION ADVENTURE PARK INC. (Inc. No. BC0645270)
122 First Avenue
Cultus Lake, British Columbia, V2R 4Y5

(the "Grantor")

### AND:

VILLAGE OF HARRISON HOT SPRINGS P.O. Box 160, 495 Hot Springs Road Harrison Hot Springs, British Columbia, V0M 1K0

(the "VILLAGE")

### WHEREAS:

A. The Grantor is the owner of those certain lands and premises located within the Village of Harrison Hot Springs, in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 011-150-513 Lot 10 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519

(the "Lands");

- B. Section 219 of the *Land Title Act* R.S.B.C. 1996, c. 250 permits the registration of a covenant of a positive or negative nature in favour of the Village of Harrison Hot Springs in respect to the use of land or the use of a building on or to be erected on the Lands;
- C. The Grantor wishes to rezone the Lands to permit the construction and use of the Lands for a go kart facility;
- D. The Grantor desires to grant, and the Village agrees to accept this Covenant on the terms and conditions contained herein.

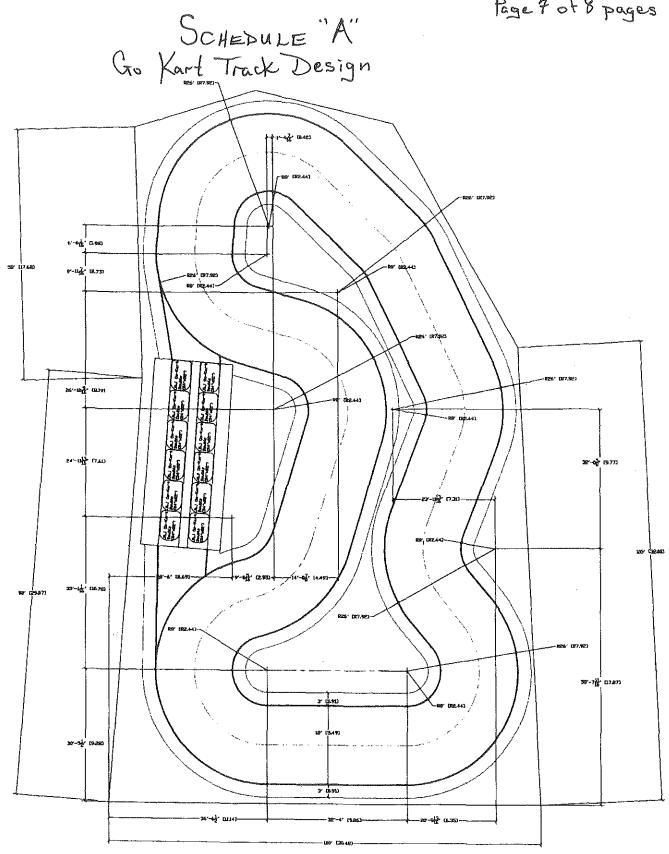
NOW THEREFORE THIS AGREEMENT WITNESSETH that pursuant to Section 219 of the *Land Title Act*, and in consideration of the premises and the mutual covenants

and agreements contained herein and the sum of One (\$1.00) Dollar now paid to the Grantor by the Village (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

- 1. THE GRANTOR COVENANTS AND AGREES with the Village that the Lands may only be used for a Go Kart Facility in accordance with the following restrictions and conditions:
  - (a) that only electric go karts are permitted;
  - (b) that the go karts shall not be operated or used in any manner after 9PM on any day, provided that the Grantor may request a modification of this restriction 1 year after the go kart track has been in operation;
  - (c) that the go kart track shall be constructed generally in accordance with the design attached as Schedule "A";
  - (d) that the go kart facility shall be developed in accordance with any and all applicable national safety standards in effect when the track is constructed and that are acceptable to the Grantor's Insurance provider;
  - (e) that no portion of the go kart track may be sited less than 2 meters from any property line; and
  - (f) that a landscape buffered area not less than 3 meters wide shall either be planted or existing vegetation be retained along the northern property line of the Lands, except where the track may be sited 1 meter within the required landscape buffer in which case the landscape buffered area shall not be less than 2 meters wide.
- 2. For certainty, the Lands may not be used for a go kart facility or for the use of go karts if the terms and restrictions on the use set out in Section 1 above are not complied with.
- 3. This covenant is granted voluntarily by the Covenantor to the Village pursuant to Section 219 of the *Land Title Act* (British Columbia) and shall run with the Lands.
- 4. The Covenantor hereby releases, indemnifies and saves the Village, its elected officials, officers, employees and agents harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the granting or existence or enforcement of this Covenant.
- 5. Nothing in this Covenant affects the Village's rights and powers in the exercise of its statutory functions under its statutes, bylaws, resolutions, orders and regulations, all of which may be fully exercised in relation to the Lands as if this Covenant had not been granted.
- 6. The Covenantor shall, forthwith after execution hereof by it, do or cause to be done all acts or things reasonably necessary to give proper effect to the intentions of this Covenant and to ensure that this may be registered against the title to the Lands in the Land Title Office.

Whenever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require; this Covenant runs with the Lands; every reference to each party hereto shall be deemed to include the officers, employees, elected officials, agents, servants, successors and assigns of that party; this covenant and each and every provision hereof shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns, as the case may be, NOTWITHSTANDING any rule of law or equity to the contrary; and if any section, subsection, clause or phrase of this covenant is for any reason held to be invalid by the decision of a Court of competent jurisdiction the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder.

IN WITNESS WHEREOF the parties hereby acknowledge that this Agreement has been duly executed and delivered by executing the Forms C and D attached hereto.



TRACK LENGTH - 392'

### **PRIORITY AGREEMENT**

FIRST WEST CREDIT UNION (FI156)
(formerly Envision Credit Union and Valley First Credit Union see DF BB1235218)
Holder of
Mortgage BB388414 and Assignment of Rents BB388415

In consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, FIRST WEST CREDIT UNION (FI156) (formerly Envision Credit Union and Valley First Credit Union see DF BB1235218), being the holder of the encumbrances or entitled to the liens or interests referred to above, hereby grants, approves of, joins in and consents to the granting of the within agreement and covenants, and agrees that the same shall be binding upon its interests in or charges upon the said lands, and shall be an encumbrance upon the said lands prior to the above-noted Mortgage BB388414 and Assignment of Rents BB388415 in the same manner and to the same effect as if it had been dated and registered prior to the above-noted Mortgage BB388414 and Assignment of Rents BB388415.

IN WITNESS WHEREOF First West Credit Union (formerly Envision Credit Union and Valley First Credit Union – see DF BB1235218) hereby acknowledges that this agreement has been duly executed and delivered by executing the Form D attached hereto.

END OF DOCUMENT



### 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.

"Business Licence Administrator" means the person appointed by Council or the designate to administer the provisions of this bylaw.

"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" 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.

"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. <u>LICENCE REQUIREMENT</u>

- (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. INITIAL LICENCE APPLICATION

- (a) An application for an initial Licence for a business shall be made on the application form as approved by the Business Licence Administrator.
- (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 Business Licence Administrator 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.

### 5. 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.

### 6. APPLICATION FEE

- (a) Notwithstanding section 5, 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 30<sup>th</sup> 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 5(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 30<sup>th</sup> 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".

### 7. LICENCE PERIODS

- (a) Subject to Sections 5 (a) and (b), Licences shall be granted as annual Licences for a period commencing each January 1<sup>st</sup> and expiring each December 31<sup>st</sup>.
- (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.

### 8. 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.

### 9. 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.

## 10. LICENCE RENEWAL

- (a) The Village may forward a Business Licence Invoice on or before November 30<sup>th</sup> 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 31<sup>st</sup>.
- (c) If a Licensee fails to renew a Licence in accordance with 6(b), and subsequently fails to renew the Licence prior to March 1<sup>st</sup> of the next year, then, in addition to the annual Licence fee, that person shall pay a late payment fee of \$50.00.
- (d) A Licence is renewed upon receipt of the business Licence and payment of the Annual Licence Fee.

## 11. 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.

## 12. 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 4(c).

#### 13. 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.

### 14. CHANGES IN LICENCE CONDITIONS

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.

### 15. GRANTING OF A LICENCE

- (a) The Business Licence Administrator may grant or transfer a Licence under this Bylaw where the Business Licence Administrator 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, the Business Licence Administrator may impose terms and conditions in relation to the following aspects of the Business:
  - (i) hours of operation
  - (ii) occupant load
- (c) The Business Licence Administrator may also refer the application to Council to impose terms and conditions.

#### 16. INSPECTIONS

The Business Licence Administrator 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.

#### 17. REFUSAL OF A LICENCE

An application for a Licence or renewal of a Licence may be refused in any specific case, but

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

## 18. SUSPENSION AND CANCELLATION OF LICENCES

Subject to the *Community Charter*, Council may suspend or cancel a Licence for reasonable cause. Before suspending or cancelling a licence, the licence holder must be given notice of the proposed action and an opportunity to be heard.

- (a) One or more of the following circumstances may, without limitation, constitute reasonable cause for suspension or cancellation of a Licence:
  - the Licensee has made a false declaration or has misrepresented or concealed a material fact with respect to the application for a Licence;
  - 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;
  - (iii) the Licensee has failed to comply with this Bylaw or with a term or condition of the Licence;
  - (iv) 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;
  - (v) 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:
  - (vi) 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.
- **19.** A licence that has been suspended may be reinstated when the conditions of the licence have been satisfied.

## 20. RIGHT OF RECONSIDERATION BY COUNCIL

- (a) If the Business Licence Administrator suspends or cancels the licence, 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.
- (b) On reconsideration of the application, Council may either sustain, refuse or amend the application or its terms or conditions

#### 21. 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**

Notwithstanding Section 5, no fee for a licence is required for busking. Busking is to provide entertainment opportunities in the general vicinity of the beachfront and plaza areas and are subject to the following conditions:

- (i) Buskers must apply for a licence 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 beachfront and plaza 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 in writing.
- (vii) Only 3 busker licences 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**

#### 22. 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.

### 23. UNSOLICITED BUSINESS

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

### 24. 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.

#### 25. 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.
- 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.
- 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 have a cart which does not exceed dimensions of 1.2 meters wide, 2.4 meters long and 1.8 meters high;
- (h) shall only sell food items;
- (i) shall not be or become a nuisance by generating excessive odors, music, light, or noise;
- (j) shall not operate within six (6) metres of a fire hydrant;
- (k) three vending cart Licences will be available on a "first come, first served basis";
- (I) vending shall only be permitted from proper vending carts approved by the Ministry of Health;
- (m) each operator may only operate within an area designated by the Business Licence Department;
- (n) operators may only vend on the beach between the hours of 11:00 a.m. and 8:00 p.m.
- (o) there are to be no tables or chairs for customers;
- (p) the carts are to be removed from the public property each night and stored on private property;
- (q) each beach food vending Licence will be effective from May 1<sup>st</sup> to October 31<sup>st</sup> inclusive:
- (r) 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**

## 23. 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.

## 24. 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.

## 25. REPEAL

(a) "The Village of Harrison Hot Springs Bylaw No.908, 2010 hereby be repealed in its entirety".

## 30. READINGS AND ADOPTION

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

READ A SECOND TIME THIS 16<sup>TH</sup> DAY OF AUGUST, 2010

AMENDED AND 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 <sup>st</sup>	\$ 50.00
3	Transfer Fee	\$ 50.00



## VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 958

## A bylaw to establish the rules of procedure for Council of the Village of Harrison Hot Springs

**WHEREAS** under Sections 124 (1) of the *Community Charter*, Council must by bylaw establish the general procedures to be followed by Council and Council Committees in conducting their business,

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

#### CITATION

This Bylaw may be cited for all purposes as "Village of Harrison Hot Springs Council Procedure Bylaw No. 958, 2011" and comes into effect on the date of adoption.

#### 2. DEFINITIONS

In this bylaw, unless the context otherwise requires:

"Acting Mayor" means a member of Council appointed by council to preside at any meeting of council in the absence of the mayor or member appointed as deputy mayor"

"Charter" means Community Charter;

"Commission" means a municipal commission established under s.143 of the Community Charter;

"Committee" means a select, standing, or other committee duly appointed by the Council, but does not include COW;

"COW" or "Committee of the Whole" means all of the members of the Council present at a meeting sitting in Committee;

"Councillor" means a Councillor of the Village of Harrison Hot Springs;

"Corporate Officer" means the Corporate Officer for the Village of Harrison Hot Springs;

"Council" means the Municipal Council of the Village of Harrison Hot Springs;

"Deputy Mayor" "means a member of Council who is nominated by Mayor and appointed by Council to act in the place of mayor when the Mayor is absent or otherwise unable to act or when the office of mayor is vacant pursuant to s. 130 of the Community Charter

"In Camera meeting" means a meeting closed to the public;

"Mayor" means the duly elected Mayor of the Village of Harrison Hot Springs;

"Member" means a member of the Municipal Council of the Village of Harrison Hot Springs and includes the Mayor;

"Meeting" shall include all meetings of Council whether regular or otherwise unless specifically stated;

"Motion" means a formal proposal made by a member of Council that the Council undertake or approve a specified course of action; and

"Municipal Hall" means Harrison Hot Springs Municipal Hall located at 495 Hot Springs Road, Harrison Hot Springs, British Columbia

"Public Notice Posting Place" means the front window at the entrance to the Village Office and public notice board within the Village of Harrison Hot Springs;

"Village" means the Village of Harrison Hot Springs;

"Village Web Site" means the information resource found at an internet address provided by the Village;

#### 3. MEETINGS OF COUNCIL

- (a) Following the general local election, the first Council meeting shall be held on the first Monday in December in the year of the election.
- (b) After the inaugural meeting, regular meetings of Council shall be held on the second Monday of each month.
- (c) Where the regular meeting day of Council occurs on a statutory holiday, the regular meeting will take place on the day immediately following such holiday, or another date set by Council;
- (d) Regular Council meetings may:

- (i) be cancelled by the Mayor or Council, provided that two consecutive meetings are not cancelled; and
- (ii) be postponed to a different day, time, and place by the Mayor, provided the Corporate Officer is given at least two (2) days written notice.
- (e) Council meetings shall be held in the Village of Harrison Hot Springs Municipal Hall unless, by resolution, some other locale is approved by Council.
- (f) Regular meetings of Council shall be held at 7:00 pm.
- (g) Regular meetings of Council must adjourn by 10:00 p.m. on the day scheduled for the meeting, unless Council resolves to proceed beyond that time:
- (h) At least 24 hours before a regular meeting of Council, the Corporate Officer or designate must give public notice of the time, place and date of the meeting by way of posting a notice at the public notice posting place; and
  - emailing a complete Council Agenda package and placing a complete Council agenda package in each Council member's mailbox; and
  - (ii) placing a notice on the Village's website
- (i) By resolution of Council, if a member of Council cannot attend a Regular or Special Meeting of Council, the member may partake in all matters put before Council and be deemed to be in attendance at the meeting through the use of a telephone or any other such electronic device as approved by Council wherein they can freely partake in verbal discussion on any issue or item.

#### 4. AGENDA

- (a) Prior to each regular meeting, the Corporate Officer or designate shall prepare an agenda of all business to be brought before the Council at such meeting.
- (b) At least 72 hours before a regular meeting of Council, the Corporate Officer or designate must deliver a copy of the agenda to each member of Council at the place to which the Council member has directed notices and/or agendas to be sent.
- (c) The Mayor or presiding member may add correspondence, reports or other items to the agenda of a regular meeting of Council in that meeting providing Council concurs to the late items by resolution.

- (d) All documents intended to be considered by Council at a meeting must be delivered to the Corporate Officer or designate not later than 12:00 noon on the Wednesday preceding the day of the meeting of the Council.
- (e) The Council shall proceed with business in the order set out in the agenda, unless the majority of the Council present otherwise directs.
- (f) Those items that are considered routine in nature and do not require debate such as, but not necessarily restricted to, adoption of bylaws and correspondence, will be included in the Consent Agenda.
  - (i) Any item that Council wishes to remove from the Consent Agenda, must approve the removal of the item by resolution.
- (g) Except as Council otherwise resolves and, in any event, only to the extent that business exists at a particular meeting under each of the following subject headings, the usual order of business at a Regular Meeting of Council shall be:
  - 1. Call to Order
  - 2. Introduction of Late Items
  - Approval of Agenda
  - 4. Adoption of Council Minutes
  - 5. Business Arising from Minutes
  - 6. Consent Agenda
    - i. Bylaws
    - ii. Agreements
    - iii. Committee and Commission Minutes
    - iv. Correspondence
  - 6. Delegations
  - Correspondence
  - 8. Business arising from Correspondence
  - 9. Reports of Committees, COW and Commissions
  - 10. Reports from Mayor
  - 11. Reports from Councillors
  - 12. Reports from staff
  - 13. Bylaws
  - 14. Question Period (pertaining to agenda only)
  - 15. Adjournment
- (g) When any order, motion, or question is lost, by reason of the Council or any Committee thereof breaking up for want of a quorum, the order, resolution, or question so lost shall be the first item of business to be proceeded with and disposed of at the next meeting of the Council or Committee under that particular heading.

## 5. OPENING PROCEDURES

- (a) The Mayor shall take the chair and call the members to order as soon after the hour of meeting when a quorum is present.
- (b) The Deputy Mayor shall take the chair and call the members to order in case the Mayor does not attend within 15 minutes after the time appointed for a meeting; or if the Deputy Mayor is absent, the Corporate Officer or designate shall call the members to order and, if a quorum is present, the members shall appoint an Acting Mayor who shall preside during the meeting or until the arrival of the Mayor.
- (c) The Corporate Officer or designate shall record in the minutes, should there be no quorum present within 15 minutes after the time appointed for the meeting, the name of the members present at the expiration of 15 minutes and the meeting shall stand adjourned until the next meeting.

### 6. RULES OF CONDUCT AND DEBATE

- (a) Every member shall address the chair before speaking to any question or motion.
- (b) Council members shall address the chair as "Mayor", "Your Worship", "Deputy Mayor" or "Acting Mayor" as the case may be and shall refer to each other by surname as "Councillor \_\_\_\_\_\_".
- (c) No member shall:
  - (i) speak disrespectfully of the reigning sovereign, a member of the Royal Family, the Governor General, or a Lieutenant Governor;
  - (ii) use offensive words in Council or against any member thereof;
  - speak beside the question in debate or reflect upon a vote of the Council, except for the purposes of moving that the vote be rescinded;
  - (iv) leave his seat or make any noise or disturbance while a vote is being taken and until the result is declared;
  - (v) interrupt a member who is speaking, except to raise a point of order;
  - (vi) disobey the rules of the Council or disobey the decision of the Mayor or presiding member on points of order or practice, or upon the interpretation of the Rules of Council by the Mayor or presiding member, except any member shall have the right of appeal against the Chair as provided for in the *Charter*.
- (d) If any member takes an action prohibited, the member shall be ordered by a majority vote of the Council or on the order of the Mayor or presiding

member to leave his/her seat for that meeting, and in the case of his/her refusing to do so, may, on order of the Mayor or presiding member, be removed from the meeting by a Peace Officer.

- (e) However, if a member offending subsection 6(d) apologizes to the Council, the Council may, by majority vote, permit him to resume his seat.
- (f) No member may speak more than once to the same question without leave of the Council, except to explain a material part of his/her speech which may have been misconceived, and in doing so the member may not introduce new information.
- (g) A member who has made a substantive motion to the Council shall be allowed to reply, but not a member who has moved an amendment.
- (h) The Mayor or presiding member, or any member through the Mayor or presiding member, may call a point of order to a member who is speaking. When such action is taken, the Mayor or presiding member shall immediately suspend debate and the member in question shall refrain from speaking until the Mayor or presiding member determines the point of order.
- (i) After a question is finally put by the Mayor or presiding member, no member shall speak to the question nor shall any other motion be made until after the result of the vote has been declared.
- (j) The decision of the Mayor or presiding member, as to whether the question has been finally put, shall be conclusive, and when the Mayor or presiding member is putting a question, no member shall walk out of the Chamber.
- (k) A member of Council may, by right, require the motion under discussion be read for informational purposes at any period of the debate, but not so as to interrupt any member speaking.
- (I) No member shall speak to any motion or in reply for longer than five minutes, without leave of the Council except the mover of a motion shall be allowed to reply to the motion for up to three minutes and close the debate.
- (m) If the Mayor or presiding member desires to leave the chair for purposes of taking part in a debate or otherwise, he shall call upon the Deputy Mayor or, in the absence of the Deputy Mayor, another member of Council to take the chair until the Mayor or presiding member resumes the chair.

- (n) A Council member or former Council member must, unless specifically authorized otherwise by Council:
  - keep in confidence any record held in confidence by the Village, until the record is released to the public as lawfully authorized or required; and
  - (ii) keep in confidence information considered in any part of an In Camera Council, COW or committee meeting, until the Council, COW or committee discusses the information at a meeting that is open to the public or releases the information to the public.

## 7. <u>VOTING</u>

- (a) All voting shall be by a show of hands, unless in the case of a Council meeting where a Council member or members are partaking by use of a telecommunications device, as approved by Council resolution, the voting on a motion shall be conducted by the Mayor or presiding member verbally asking each member, in turn, whether they are in favour of the motion and each Council member must respond verbally in the positive or negative.
- (b) Each member present, including the Mayor or presiding member, shall have one vote.
- (c) A motion on a bylaw or resolution, or any other question before Council, is decided by a majority of the Council members present at the meeting, including the Mayor.
- (d) A member may request that his/her vote be recorded on a question.
- (e) Upon the request of any member, when the question under consideration contains distinct propositions, the vote upon each proposition shall be taken separately.
- (f) Council shall not reconsider any motion more than once at the same meeting, except by unanimous consent of Council.
- (g) After a vote has been taken on a motion, except one of indefinite postponement of a subject, any member who voted on the prevailing side may, at the next regular Council meeting, move for reconsideration or a rescission thereof. Council shall not discuss the main motion until such time as the motion for reconsideration is passed in the affirmative.
- (h) Each Council member present at the time of a vote must vote on the matter.
- (i) If a Council member abstains from voting or does not indicate how they vote, the member is deemed to have voted in the affirmative.

(j) If the vote of the members present at a Council meeting at the time of the vote is equal for and against a motion, the motion is defeated.

## 8. MOTIONS

- (a) Every motion other than a procedural motion shall be recorded by the Corporate Officer or designate.
- (b) When a motion has been made and seconded, the Mayor or presiding member shall propose a question framed thereon to open debate.
- (c) When the debate is closed, the Mayor or presiding member shall immediately put the question to a vote.
- (d) After a motion has been stated or read, it is deemed to be in the possession of Council, but may be withdrawn by the mover and seconder of the motion by the majority of Council members present.
- (e) Whenever the Mayor or presiding member is of the opinion that a motion is contrary to the rules and privileges of Council, he shall apprise the members thereof without proposing the question, and shall cite without argument or comment, the rule or authority applicable to the case.
- (f) When a question is under consideration, no motion shall be received, except for the following;
  - (i) to refer to a Committee;
  - (ii) to amend;
  - (iii) to postpone (defer) to a certain time;
  - (iv) to lay on the table;
  - (v) to postpone indefinitely;
  - (vi) to move the previous motion; and
  - (vii) to adjourn.
- (g) The motions listed in Section 8(f) shall have precedence in the order in which they are named, and the last four shall be neither amendable nor debatable.
- (h) A motion for reference in Section 8 (f)(i) shall, until it is decided, preclude all the amendments of the main question.
- (i) A motion to adjourn the debate is always in order and need not be in writing, and shall be decided without debate. No second motion to the same effect shall be made until some intermediate proceedings have occurred.

## 9. <u>AMENDMENTS TO MOTIONS</u>

- (a) A member may move that a motion be amended in one of the following ways:
  - (i) by leaving out certain words;
  - (ii) by leaving out certain words and inserting or adding others;
  - (iii) by inserting or adding certain words; or
  - (iv) by substitution.
- (b) The Mayor or presiding member shall not permit an amendment which negates the purpose of the main motion.
- (c) When a member moves to amend a motion, the Mayor or presiding member shall state the original motion followed by the amendment and then shall put the question of the amendment to the Council.
- (d) If the motion is defeated, the Mayor or presiding member shall again propose the main question and debate may continue.
- (e) Members, other than the member who moved the defeated amendment, may submit amendments.
- (f) If the amendment is passed, then the debate continues on the amended motion. It shall be competent for a member to move other amendments subject to the limitations set forth in the following sections.
- (g) The Mayor or presiding member shall allow only one amendment to an amendment.
- (h) Once Council defeats an amendment, it cannot be moved a second time.
- (i) The Mayor or presiding member shall put amendments to Council in the reverse order to that in which they are moved. When there is a main motion, a primary amendment and a secondary amendment thereto, the motion and appendages shall be put to the Council in the following order:
  - (i) The secondary amendment.
  - (ii) The primary amendment to the main motion.
  - (iii) The main motion.

#### 10. BYLAWS

(a) The Corporate Officer or designate shall have every proposed bylaw prepared before it is considered by Council and every member shall be given a copy at least 24 hours prior to the meeting of Council, or all Council members unanimously agree to waive this requirement.

- (b) Subject to section 135(3) of the *Community Charter*, three readings may be given on the same day, however, section 890(9) of the *Local Government Act* provides that Council may adopt an official community plan or zoning bylaw at the same meeting at which the plan or bylaw passed third reading.
- (c) The Corporate Officer or designate shall endorse upon every Bylaw, the date of the readings, the effective date and the date of adoption.
- (d) Only the title and the intended object of the Bylaw shall be read by the Mayor, presiding member, Corporate Officer or designate at first reading of the Bylaw.
- (e) The Mayor or presiding member shall not allow any amendments or debate at first reading of a Bylaw.
- (f) If a motion to introduce a Bylaw fails or is not made and seconded, the Bylaw shall be considered defeated and shall be removed from the agenda and shall not be brought forward as unfinished business on a subsequent agenda.
- (g) The second and third reading of a Bylaw may be deferred for a total period up to three months upon a motion of Council,
- (h) Where the *Charter* or *Local Government Act* requires that a Public Hearing be held, it shall be held after first reading and before third reading of the Bylaw.
  - (1) Pursuant to section 890(3) of the *Local Government Act*, any written submissions respecting matters contained in the proposed bylaw that is the subject of the hearing must be received 48 hours prior to the date of the Public Hearing.
- (i) A Bylaw is not valid unless it has been given three readings and has then been adopted by the Council, pursuant to the *Community Charter*.
- (j) Nothing in this section shall require the Council to introduce a Bylaw or give it any reading or readings.
- (k) Second reading of the Bylaw shall consist of debate upon the general principles of the Bylaw.
- (I) Every Bylaw other than an Official Community Plan or Zoning Bylaw, shall be adopted not less than one clear day after it has received third reading, upon the motion "That the Bylaw cited as "\_\_\_\_\_" be adopted" provided,

- however, that if the Bylaw must be approved pursuant to the *Community Charter* or any other *Act.*
- (m) Upon reconsideration, the bylaw may be approved or rejected.
- (n) A Council member may request that the whole or any part of the Bylaw shall again be read before the motion for reconsideration and adoption is put.
- (o) Every adopted and signed bylaw shall be kept indefinitely by the Corporate Officer or designate Bylaw among the corporate records of the municipality.

### 11. PETITIONS AND DELEGATIONS

- (a) No person or group of persons wishing to appear before Council may do so unless the Corporate Officer or designate has first been provided a written application prior to 12:00 noon on the Wednesday before the meeting to be included on the agenda.
- (b) A delegation shall appoint a speaker or, upon a vote of the majority of Council members present at a meeting, more than one speaker.
- (c) The Mayor or presiding member shall allow up to 10 minutes for the presentation with a ten-minute question and answer period following.
- (d) The Council may dispose of the petition or submission at the meeting, refer the subject matter to a Committee, or take such other action as it deems expedient.
- (e) (i) A petition presented to Council shall legibly include the subject matter, date of the petition, the name of each petitioner, post office box, and civic address.
  - (ii) In the case of a corporation, it is required that the signature on a petition include written authority signed by a Director of the corporation under the corporate seal.
- (f) Council reserves its authority in whole or in part to not deliberate on any matters presented at a delegation until the subsequent meeting.

#### 12. MINUTES OF MEETINGS

(a) Minutes of Council, Committee and Commission meetings must be taken, including the provision to certify the minutes;

- (b) Minutes may be recorded with a recording device at the convenience of the recording secretary and will be erased at the recording secretary's discretion;
- (c) The minutes of Council, Committee and Commission meetings, once adopted, are the official record of those meetings;
- (d) Audio recordings are not official records of meetings and are not available to the public.

## 13. SPECIAL MEETINGS OF COUNCIL

- (a) Except where notice of a special meeting is waived by unanimous vote of all Council members under Section 127 (4) of the *Community Charter*, at least twenty-four hours before a special meeting of Council, the Corporate Officer or designate must:
  - give advance notice of the time, place and date of the meeting by way of a notice posted at the public notice posting places in the Village of Harrison Hot Springs; and
  - (ii) give notice of the special meeting in accordance with Section 127 (2) of the *Community Charter*.

## 14. PUBLIC HEARINGS AND PUBLIC INFORMATION MEETINGS

## (a) Public Hearings

- (i) The Corporate Officer or designate must give public notice of a Public Hearing in accordance with s. 892 of the *Local Government Act*;
- (ii) At least 24 hours before a Public Hearing, the Corporate Officer or designate shall give public notice of the time, place and date of the Public Hearing by way of posting a notice at the public notice posting place; and
- (iii) By placing a notice on the Village's website.
- (iv) Conduct of a Public Hearing will be at the call of the Chair;
- (v) Oral submissions at the Public Hearing may be limited by the Chair to 7 minutes for each speaker; and may be allowed further opportunity to speak a second or third time once all persons have had opportunity to speak.

- (vi) A written report of a Public Hearing containing a summary of the representations made at the hearing must be prepared and maintained as a public record;
- (vii) The Public Hearing may be recorded with a recording device at the convenience of the recording secretary and will be erased at the recording secretary's discretion;
- (viii) The written report of a Public Hearing, once adopted, is the official record of that hearing

### (b) Public Information Meetings

- (i) At least 24 hours before a Public Information Meeting, the Corporate Officer or designate shall give public notice of the time, place and date of the meeting by way of posting a notice at the public notice posting place; and
- (ii) By placing a notice on the Village's website.

### 15. ATTENDANCE OF PUBLIC AT MEETINGS

- (a) Subject to Sections 89 and 90 of the *Community Charter*, all Council meetings must be open to the public.
- (b) Before a meeting or part of a meeting is to be closed (In Camera) to the public, Council must state by resolution, the fact that the meeting is to be closed (In Camera) and the basis under Section 90 of the *Community Charter* on which the meeting is to be closed.
- (c) This section applies to meetings of bodies referred to in Section 93 of the *Community Charter* including, without limitation:
  - (i) Standing or select committees;
  - (ii) Commissions;
  - (ii) Committee of the Whole.

## 16. COMMITTEE OF THE WHOLE

- (a) A quorum of the Council is quorum for the Committee of the Whole.
- (b) A meeting of the Committee of the Whole may be called at any time by the Mayor.

- (c) At least twenty-four hours before a meeting of the Committee of the Whole, the Corporate Officer or designate must give public notice of the time, place and date of the meeting by way of posting an agenda at the public notice posting places;
- (d) During a Regular Council meeting, Council may, by resolution, resolve itself into the Committee of the Whole to consider specific matters.
- (e) The Mayor shall preside at the Committee of the Whole, unless the Council appoints another member of Council to preside.
- (f) The rules of the Council shall be observed in the Committee of the Whole so far as may be applicable, except that;
  - (i) the number of speeches by a member to any question shall not be limited:
  - (iii) no member shall speak for a longer total time of five minutes to a question; and
  - (iii) a seconder to a motion is not required.
- (g) A record will be recorded of how members voted.
- (h) A motion in the Committee of the Whole to rise without reporting, or that the Chair of the Committee leave the chair, is always in order and shall take precedence over any other motion.
- (i) Debate on a motion referred to in Section 14(f)(i) shall be allowed, but no member shall speak more than once to the motion and, on further vote, shall be considered disposed of in the negative, and the Chair of the Committee of the Whole shall resume the Chair and proceed with the next order of business.
- (j) When all matters referred to the Committee of the Whole have been considered, a motion to rise and report shall be adopted. The Committee, when it has partly considered a matter, may report progress and ask leave to sit again. In resumption of regular Council business, the Chair of the Committee of the Whole shall report to the Council and the Council may:
  - (i) adopt the report;
  - (ii) reject the report;
  - (iii) adopt the report with amendments;
  - (iv) refer the subject matter for further consideration, either in part or in whole;

- (v) postpone action on the report; or
- (vi) approve the request of the Committee to sit again, the Committee having reported progress after partial consideration of the subject.
- (k) A resolution at a Regular meeting of Council to adopt minutes of a Committee of the Whole meeting shall constitute ratification of all motions therein. Issues are finalized and authorized once the Council has passed the resolution to adopt.

#### 17. STANDING AND SELECT COMMITTEES AND COMMISSIONS

## (a) Standing Committees

- The Mayor must establish standing committees for matters the mayor considers would be better dealt with by committee and must appoint persons to those committees;
- (ii) At least half of the members of a standing committee must be council members;
- (iii) Subject to 15(a)(i), persons who are not council members may be appointed to a standing committee.
- (iv) The Mayor shall designate one member of each committee to act as Chair and the Chair will be entitled to one vote.
- (v) The Mayor shall be an ex-officio member of all Committees and be entitled to vote at all meetings thereof.
- (vi) Members of Council, other than members appointed to a Standing Committee, may attend the meetings of a Standing Committee and shall not be allowed to vote, but may, with the consent of the Committee, be allowed to take part in any discussion or debate by permission of a majority vote of the members of the Committee.
- (vii) A majority of voting members appointed to a Standing Committee shall constitute a quorum.
- (viii) Standing Committees must consider, inquire into, report, and make recommendations to Council about all of the following matters:
  - (a) matters that are related to the general subject indicated by the name of the committee;
  - (b) matters that are assigned by Council;

- (c) matters that are assigned by the Mayor;
- (d) as required by Council or the Mayor, or at the next Council meeting, if possible, if the Council or Mayor does not specify a time.

## (b) Select Committees

- (i) Council may establish and appoint a select committee to consider
- or inquire into any matter and to report its findings and opinion to the Council.
- (ii) At least one member of a select committee must be a council member;
- (iii) Subject to 15(b)(i), persons who are not council members may be appointed to a select committee.
- (iv) The Mayor shall designate one member of each committee to act as Chair and the Chair will be entitled to one vote.
- (v) The Mayor shall be an ex-officio member of all Committees and be entitled to vote at all meetings thereof.
- (vi) A Select Committee shall, upon completion of its assignment and upon submission of its final report to the Council, be automatically dissolved.
- (vii) A majority of voting members appointed to a Select Committee shall constitute a quorum.
- (viii) Select Committees must consider, inquire into, report and make recommendations to Council about the matters referred to the committee by the Council;
- (ix) Select Committees must report and make recommendations to Council at the next Council meeting, if possible, unless Council specifies a different date and time.

## (c) Commissions

(i) Council may establish and appoint a commission to do one or more of the following:

- (ii) A council member is not eligible to be a member of an advisory planning commission, but may attend at a meeting of the commission in a resource capacity.
- (iii) A council member is eligible to be a member of any other commission;
- (iv) A majority of voting members appointed to a Commission shall constitute a quorum.
- (v) Commissions must consider, inquire into, report and make recommendations to Council about all of the following matters:
  - (a) matters that are related to the general subject indicated by the name of the commission;
  - (b) on matters that are assigned by Council or the Mayor;
    - (i) as required by Council or the Mayor, or
    - (ii) at the next Council meeting, if possible, if the Council or Mayor does not specify a time.
- (d) At least twenty-four hours before a meeting of Standing and Select Committees or Commissions, the Corporate Officer or designate must give public notice of the time, place and date of the meeting by way of posting a notice at the public notice posting places;
- (e) In the transaction of business, all Standing and Select Committees and Commissions shall adhere, as far as possible, to the rules governing proceedings at the meetings of Council.
- (f) A resolution at a Regular meeting of Council to adopt minutes of standing, select committees and commissions shall constitute ratification of all motions therein. Issues are finalized and authorized once Council has passed the resolution to adopt.

## 18. <u>INCOMING CORRESPONDENCE</u>

All correspondence addressed to the Mayor and Council, to any one of them individually, or to Village personnel, whether or not marked as personal or confidential, will be received and processed by the Corporate Officer, and may be subject to disclosure in accordance with the Freedom of *Information and Protection of Privacy Act*.

#### 19. REPORTS

- (a) Reports of activities, as required by Council, shall be submitted through the Chief Administrative Officer for inclusion on the next Regular Council agenda for the following areas:
  - (i) Planning, Development and Building
  - (ii) Fire Department
  - (iii) Public Works
  - (iv) Finance
  - (ii) Bylaw Enforcement

#### 20. UNPROVIDED CASES

Except as provided in this Bylaw or in the *Community Charter*, the Council, its Standing and Select Committees, Commissions and Committee of the Whole, shall follow the rules contained in the Roberts Rules of Order.

## 21. SUSPENSION OF RULES

- (a) Any one or more rules and orders contained in this Bylaw may be temporarily suspended by a majority vote of the whole of Council, except those contained in Section 6 (d), Section 10 (a), (b), and (c), and Section 15 (c)
- (b) No action of Council is rendered invalid solely by reason of any breach, inadvertent or otherwise, of any provisions of this Bylaw.

## 22. SEVERANCE CLAUSE

If any section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Bylaw.

## 23. CONFLICT OF INTEREST

- (a) Should a member of Council or its committees deem to have a direct or indirect pecuniary interest in any matter before a meeting, he shall verbally declare such a conflict, state the general nature that this is to be the case, and remove himself from the meeting.
- (b) A member of Council or its committees declaring a conflict of interest must not attempt in any way, whether before, during, or after the meeting, to influence the voting on any question in respect of the matter. After

such declaration, the Corporate Officer or designate must have recorded in the minutes, the declaration of the conflict, the reasons given for it and the times of the member's departure from and return to the meeting.

- (c) The Mayor/Chair or presiding member of the Council or its committee meetings must ensure that the member is not present at the meeting at the time of any vote in respect of the matter.
- (d) A member of Council may be disqualified from continuing to hold office pursuant to the *Community Charter* if he is in contravention of this section unless the contravention was done inadvertently or because of an error in judgment made in good faith.

#### 24. GENDER NEUTRAL

- (a) This bylaw is gender neutral and accordingly, any reference or phrase to one gender includes the other.
- (b) Words in the singular include the plural and words in the plural include the singular.

### 25. REPEAL

Bylaw 914 cited as "VILLAGE OF HARRISON HOT SPRINGS COUNCIL PROCEDURE BYLAW No. 914, is hereby repealed in its entirety.

**THIS BYLAW** may not be amended or repealed and substituted unless Council first gives notice in accordance with section 94 of the *Community Charter*.

In Compliance with section 124(3) of the *Community Charter*, a notice was placed in the January 6, 2011 and January 13, 2011 editions of the Agassiz-Harrison Observer newspaper.

READ A FIRST TIM	E THIS	DAY OF	,2011	
READ A SECOND 1	TIME THIS	DAY OF	,2011	
READ A THIRD TIM	IE THIS	DAY OF	,2011	
ADOPTED THIS	DAY OF	,2011		
Mayor			Corporate Officer	***************************************

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TO:

TED TISDALE - CHIEF ADMINISTRATIVE OFFICER

FROM:

MICHAEL ROSEN - PLANNING CONSULTANT

RE:

**NEIGHBOURHOOD PLANNING AREA 2** 

AMENDMENT TO THE OFFICIAL COMMUNITY PLAN

DATE:

JANUARY 10, 2011

## **RECOMMENDATIONS**

- 1) **THAT** "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 961, 2011" be read a first time;
- THAT pursuant to Section 879 of the *Local Government Act,* the comments previously received by the Advisory Planning Commission, the Fraser Valley Regional District, the Economic Development Commission, and the Neighbourhood Planning Area Working Group, be considered sufficient for consultation purposes; and
- 3) **THAT** staff be authorized to schedule a public information meeting regarding "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 961, 2011" prior to the holding of a public hearing.

#### **BACKGROUND**

At the Council Meeting of 6 December 2010, Council authorized staff to prepare a bylaw for Council's consideration of first reading that would amend the Official Community Plan by incorporating a land use policy framework for Neighbourhood Planning Area 2 based upon the land use concept recommended by the Neighbourhood Planning Area Working Group.

Attached to this report is "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 961.2011". The bylaw essentially incorporates the new Neighbourhood Plan as an integral component of the Official Community Plan. It also amends the OCP text and maps to ensure consistency with the Neighbourhood Plan.

The following is a list of key features of the draft Neighbourhood Area 2 Plan:

The area bounded by Lillooet Avenue to the north, Mount Street to the east, Echo Avenue to the south, and Miami Creek to the west is the <b>Neighbourhood Planning Area 2</b> boundary;
Section 3.2.4 of the OCP notes that <b>Neighbourhood Planning Area 2</b> is an area that has the potential to accommodate medium density multi family development by extending the Lakeshore Residential area designation southward;

- ☐ The land use concept for the **Neighbourhood Plan** is shown in **Appendix A** and designates:
  - the land fronting Lillooet Avenue and Eagle Street for multi-family residential development;
  - the land on the north side of Echo between Spruce and Mount to remain single family in character accommodating smaller lots and / or a second smaller dwelling such as a cottage or coach house;
  - o the church on the south side of Lillooet to remain as part of the neighbourhood;
  - Bear Avenue between Eagle and Spruce as potentially being closed and disposed of to the adjoining properties when redevelopment takes place, but a trail link would be maintained between the Miami River trail and the new park at Spruce Street;
  - the park along the Miami River to be linked to a new park at the intersection of Spruce and Lillooet that would serve the local park needs of the neighbourhood; and
  - Spruce Street to be potentially closed and converted into a neighbourhood park with that portion of Spruce Street that connects to Echo and potentially to be sold off as a single family lot, but in no way would any existing houses lose their driveway accesses.
- oxdots Based upon an average density of 30 units per hectare (12 units per acre), it is estimated that the maximum number of new dwelling units would be in the 120 150 unit range.
- ☐ Within the **Neighbourhood Plan**, a mix of single family and multi family forms of residential development would be accommodated including:
  - Small residential lot 400 sq. m. (4306 sq. ft.) minimum lot size;
  - Residential lot 557 sq. m. (6000 sq. ft.) minimum lot size;
  - Low density multi family residential (townhouse 35 units / ha. (14 units / acre); and
  - Medium density multi family residential (low rise apartment 74 units / ha. (30 units / acre); and
- ☐ For the lots on the north side of Echo Avenue, new zoning regulations would be considered that would accommodate small cottages or guest houses in the rear portion of a lot, their size and siting to respect the single family character of the street, and secondary suites would be accommodated within houses on conventional single family lots subject to an amendment to the Zoning Bylaw.

#### **COUNCIL OPTIONS**

Regarding the next steps in the Neighbourhood Plan preparation process, the following options are provided for Council's consideration:

Option 1: Read "Village of Harrison Hot Springs Official Community Plan

Amendment Bylaw No. 961, 2011" a first time and authorize staff to

arrange for the holding of a public hearing;

Option 2: Read "Village of Harrison Hot Springs Official Community Plan

Amendment Bylaw No. 961, 2011" a first time and refer the Bylaw to a community meeting prior to the holding of the formal Public Hearing; or

Option 3: Request staff to revise "Village of Harrison Hot Springs Official

Community Plan Amendment Bylaw No. 961, 2011" prior to proceeding

to first reading.

#### CONCLUSION

"Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 961, 2011" not only provides direction on the land use and housing mix for managing changes in the neighbourhood, but also addresses pedestrian linkages and neighbourhood open space. The preparation of the Neighbourhood Plan has been a collaborative effort involving a group of residents / property owners from the Plan area. Given the interest in the neighbourhood last year, the previous time when the Neighbourhood Plan was in front of Council, holding a public information meeting prior to proceeding directly to the public hearing would be advisable. On this basis, Option 2 is the recommended course of action.

Michael Rosen

Attachment:

1) Bylaw 961, 2011

**Reviewed by Chief Administrative Officer:** 

I concer with the recommendation

Ted **P**isdale

Chief Administrative Officer



## VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 961

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

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

**AND WHEREAS** Village of Harrison Hot Springs Official Community Plan Bylaw No. 864 contemplated that a Neighbourhood Plan would be prepared for Neighbourhood Planning Area 2 – Echo Avenue and Eagle Street;

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

#### I. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 961, 2011".

#### II. AMENDMENT

- That the Official Community Plan of Village of Harrison Hot Springs Official Community Plan Bylaw Number No. 864, be amended to include the following:
  - a) Schedule 1 F (Neighbourhood Plan Echo Avenue and Eagle Street) attached to this Bylaw as Schedule "A".
- 2. That Schedule "A" of the Official Community Plan of Village of Harrison Hot Springs Official Community Plan Bylaw Number No. 864, be amended as follows:
  - a) Add references to Schedule 1 F (Neighbourhood Plan Echo Avenue and Eagle Street) in Section 1.2; and
  - b) Delete Section 3.2.4 and replace it with the following: "To consider the potential redevelopment of Neighbourhood Planning Area 2 as shown on Figure 1 - Neighbourhood Planning Areas, that is in accordance with the Neighbourhood Plan – Echo Avenue and Eagle Street attached as Schedule 1-F."
- 3. That Schedule 1 B of the Official Community Plan of Village of Harrison Hot Springs Official Community Plan Bylaw Number No. 864 be amended by deleting the Lakeshore Residential and Low Density Residential land use designations and replacing them with "Subject to Schedule 1 F (Neighbourhood Plan)" as identified in Schedule "B" of this Bylaw.

4. That Schedule 1 – C of the Official Community Plan of Village of Harrison Hot Springs Official Community Plan Bylaw Number No. 864 be amended by including the area shown in bold outline as identified in Schedule "C" of this Bylaw within the **Multi Family Residential Development Permit Area**.

## III. READINGS AND ADOPTION

	READ A FIRST TIME	THIS	DAY OF	, 2011	
	A PUBLIC HEARING	N THE	DAY OF	, 2011	
	READ A SECOND TIME	DAY OF	, 2011	, 2011	
	READ A THIRD TIME	THIS	DAY OF	, 2011	
	ADOPTED THIS	DAY OF	, 2011.		
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Mayor			Corporate Offi	cer	

#### Schedule "A" to Bylaw 961, 2011

## SCHEDULE 1 - F

# NEIGHBOURHOOD PLAN ECHO AVENUE AND EAGLE STREET AREA

#### A. BACKGROUND AND PURPOSE

The Village's Official Community Plan (OCP) designates the area bounded by Lillooet Avenue to the north, Mount Street to the east, Echo Avenue to the south, and Miami Creek to the west as **Neighbourhood Planning Area 2**. Section 3.2.4 of the OCP speaks to **Neighbourhood Planning Area 2** by indicating that the area has the potential to accommodate medium density multi family development by extending the Lakeshore Residential area designation southward provided that the redesignation takes place on the basis of a comprehensive development proposal that addresses the overall area.

#### **B. PLANNING AREA STATISTICS**

The following general information is provided for the planning area:

1) Size of Area: 5.5 ha (13.5 acres)

2) Number of Existing Lots: 46

3) Current Zoning: Primarily R-2 (Two Family Residential)

2 lots: R-4 (Multi Family Residential - Medium

Density)

2 lots: P-1 (Community Institutional)

4) Existing Municipal Services: Municipal water and sewer

#### C. PLANNING CONTEXT AND ISSUES

**Neighbourhood Planning Area 2** has been identified in the Official Community Plan as an area that could transition from a predominantly single family area with smaller older homes to an area with a series of medium density multi-family residential buildings. This neighbourhood is in close proximity to the Village's primary commercial area and Harrison Lake. Consistent with current sustainability principles, the increase in density of this neighbourhood is seen as an opportunity to promote a more walkable community enabling more people to live close to the beach and community's major amenities. The challenge for the Village in planning for the redevelopment of an

existing established residential neighbourhood is the consideration of the following issues:

- 1) is the infrastructure capable of accommodating an increase in development?;
- 2) what can be done to mitigate the impacts of a neighbourhood in transition?;
- 3) will people be displaced if older housing is replaced with new housing?;
- 4) can the older homes co-exist with new development?;
- 5) will the densities be high enough to enable a developer to purchase land at a price that will be acceptable to the existing property owner?;
- 6) what are the important design features for the new housing?; and
- 7) what features can be integrated in the design of the area that would promote sustainability?

#### D. PLANNING PRINCIPLES

In an attempt to address the above noted issues, the redevelopment of **NeighbourhoodPlanning Area 2** shall respect the following planning principles:

- 1) The change of use and density of the neighbourhood shall respect the character of the single family neighbourhood on the south side of Echo Avenue.
- 2) To facilitate the efficient redevelopment of properties, the assembly of existing single family lots is the preferred approach; however redevelopment options for individual lots shall be provided where possible.
- 3) Density of development shall decrease as the distance from the lake increases.
- 4) New development shall be designed to cater to full time residents as opposed to part time residents.
- 5) Development proposals shall identify the manner in which existing residents who may be displaced will be housed elsewhere.
- 6) If necessary, new zones will be created to accommodate innovative development proposals.
- 7) Density bonuses will be considered for development projects that provide:
  - rental housing or have some units owned and operated by a housing society;

- b) community amenities either within the neighbourhood or elsewhere within the Village;
- green building elements that promote energy and water conservation; and
- d) tangible opportunities for promoting alternative modes of transportation.
- 8) Infrastructure upgrades shall be the responsibility of the developer.

#### E. LAND USE CONCEPT

A number of land use options were considered in the preparation of the **Neighbourhood Plan**. They differed with respect to the amount and location of small (400 square meters) and conventional lots (557 - 697 square meters), and multi family dwellings (townhouses and low rise apartments). The land use concept for the **Neighbourhood Plan** is outlined in **Appendix A**, the highlights of which are as follows:

☐ the land fronting Lillooet Avenue and Eagle Street is designated for multi- family residential development;
□ the land on the north side of Echo between Spruce and Mount is intended to remain single family in character accommodating smaller lots and / or a second smaller dwelling such as a cottage or coach house;
$\hfill\Box$ the church on the south side of Lillooet would remain as part of the neighbourhood;
□ Bear Avenue between Eagle and Spruce could be closed;
☐ the park along the Miami River would be linked to a new park at the intersection of Spruce and Lillooet that would serve the local park needs of the neighbourhood.

Based upon an average density of 30 units per hectare (12 units per acre), it is estimated that the maximum number of new dwelling units would be in the 120 - 150 unit range.

#### F. POLICY FRAMEWORK

Council will utilize the following policies in guiding the development of land within the planning area:

## 1. Land Use and Density

- a) The land within the **Neighbourhood Plan** shall be developed primarily as a residential neighbourhood. Commercial development as part of a mixed commercial / residential project will be accommodated on a small section of the south side of Lillooet Avenue between the Miami River park and Eagle Street. The church on the south side of Lillooet Avenue shall be retained adding diversity to the neighbourhood.
- b) Within the **Neighbourhood Plan**, a mix of single family and multi family forms of residential development may be accommodated based upon the following maximum density limits:
  - i) Small residential lot 400 sq. m. (4306 sq. ft.) minimum lot size with a 12 meter wide frontage except for panhandle lots;
  - ii) Conventional residential lot 557 sq. m. (6000 sq. ft.) minimum lot size
  - iii) Low density multi family residential (townhouse –maximum 35 units / ha. (14 units / acre)
  - iv) Medium density multi family residential (low rise apartment maximum 74 units / ha. (30 units / acre).
- c) The multi family site designated at the east end of Echo Avenue along Mount Road shall be developed in such a manner that vehicular access shall be arranged off of Lillooet Avenue and not Echo.
- d) For the lots on the north side of Echo Avenue designated Single Family, new zoning regulations shall be considered that will accommodate small cottages or guest houses in the rear portion of a lot, their size and siting to respect the single family character of the street.
- e) The Village will consider innovative zoning regulations to retain the character house at the north-west corner of Echo and Eagle.
- f) Secondary suites shall be accommodated within houses on conventional single family lots subject to an amendment to the Zoning Bylaw.
- g) To facilitate the efficient redevelopment of the lands for multi family housing, assembly of existing single family lots is the preferred approach; however redevelopment options for individual lots shall be provided where possible.

- i) Individual rezoning applications shall demonstrate the manner in which the proposed development will tie into adjacent lands or proposed development and to the neighbourhood as a whole.
- j) Rezoning applications for new development that would result in affordable housing opportunities for seniors or young families and that would be constructed to a higher than normal standard with green building technology will be favourably considered.

## 2. Building Design and Landscaping

- a) Multi family residential development shall be included within Multi Family Residential Development Permit Area No. 3 and shall be subject to the applicable guidelines.
- b) Upon rezoning, small lot residential subdivision shall be the subject of development permit guidelines which shall be prepared in conjunction with the rezoning application.

## 3. Transportation and Access

- a) No new public roads shall be developed within the neighbourhood.
- b) The east end of Echo Road shall continue as a cul de sac and Mount Road between Lillooet and Echo will not be developed as a connecting road.
- c) Bear Avenue may be closed and disposed of to the adjoining properties when redevelopment takes place, but a trail link shall be maintained between the Miami River trail and the new park at Spruce Street.
- d) Spruce Street may be closed and converted into a neighbourhood park. That portion of Spruce Street that connects to Echo could be sold off as a single family lot, but in no way will any existing houses lose their driveway accesses.

#### 4. Parks and Trails

- a) A new neighbourhood park utilizing the Spruce Street and Bear Avenue rights of way shall be created and connected to the residential areas with trails where possible.
- b) As a condition of rezoning, developers will be required to make financial contributions towards the development of the Spruce Street Park.

c) The trails along the east side of the Miami River and within the Mount Street road allowance shall continue to provide important north – south trail linkages.

#### 5. Infrastructure

- a) Although the Village wide water, sewer, and road systems are considered adequate for new development in the planning area, the adequacy of the existing on-site infrastructure to service new development shall be determined prior to rezoning the lands.
- b) Any required off-site, on-site, or upgrading of existing road frontages shall be the responsibility of the developer and shall be secured at the time of rezoning or subdivision as the case may be.

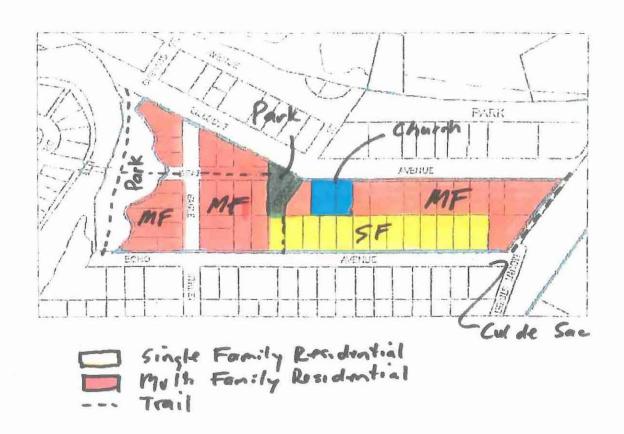
#### 6. Environment and Hazard Land

- Although there are no significant environmental features within the area, the Village shall encourage developers to retain mature trees where possible subject to the preparation of an arborist report.
- b) Clustering of development and smaller building footprints are encouraged to minimize the creation of impermeable surfaces.
- c) All development shall conform to applicable flood protection requirements.
- d) Redevelopment of the sites at the far east end of the Neighbourhood Plan area shall be subject to the applicable guidelines within the Geotechnical Hazards Development Permit Area No 4.

#### G. CONCLUSION

The Neighbourhood Plan has been devised in accordance with a series of planning principles that are consistent with best management practices related to sustainability. The density and housing form that has been established will enable the neighbourhood to provide a gradual transition from the higher density area along the lake to the single family neighbourhood to the south. It is anticipated that the changes to the neighbourhood will take place over time.

## APPENDIX A LAND USE CONCEPT



## Schedule "B" to Bylaw 961, 2011



## Schedule "C" to Bylaw 961, 2011







## **BC Assessment - Key Dates**

Key Dates in the Annual Property Assessment Cycle

#### May 31 - Forest Land Annual Return Deadline

All annual returns for owners of land classed as managed forest land must be submitted to the assessment authority by this date.

#### July 1 — Valuation Date

The date actual (market) value of properties is determined for the purpose of assessment rolls.

#### October 31 — Permissive Exemptions

Deadline for municipalities and regional districts to pass bylaws granting permissive tax exemptions for certain properties. The bylaws authorizing exemption are considered by the councils or boards annually.

#### Before October 31 — Roll Totals and Statistical Reports (Preview)

Upon request, provide municipalities with yearly estimates of their tax base and the distribution of changes of value since the last roll by property class.

#### October 31 - Farms

Deadline for owners of farmed property to provide the assessor with farm applications, farm leases and owner certifications. Owners are encouraged to apply by mid-year to give BC Assessment staff time to conduct a field inspection or request additional information. Property already classed as farm land must continue to meet the regulated requirements in order to qualify for farm classification in the following year.

#### October 31 — Physical Condition and Permitted Use

The roll reflects the physical condition and permitted use (zoning) as of this date, except where substantial damage or destruction of the buildings occurs between October 31 and December 31. **November 30 — Land Title and Survey** 

#### **Authority Records**

The assessor must use information contained in the records of the Land Title and Survey Authority as of November 30 for the year in which the assessment roll is completed.

#### Mid-December - Input Cutoff Date

All data collected by the area office must be processed by this date to ensure it is included in the assessment roll.

#### December 31 - Assessment Rolls and Notices

Assessment rolls and totals produced. Assessment notices mailed to property owners/agents. Assessment rolls and value totals are delivered to tax authority collectors as soon as possible after this date.

## December 31 — Changes in tax status, occupations of Crown property, location of manufactured homes or substantial damage or destruction to year-end

#### The roll reflects:

- a) changes in tax status (exempt or taxable) occurring up to December 31
- b) changes in occupations of Crown property (Crown leases, licences, permits) occurring up to December 31
- c) movement of manufactured homes up to December 31
- d) substantial damage or destruction to buildings or manufactured homes between October 31 and December 31.

#### January 31 — Property Assessment Review Panel (PARP) Deadline

All persons wishing to request an independent review before a PARP must file their written notice of complaint with the assessor by this date.

#### March 15 - Section 19(8) Application for Assessment Relief

Residential properties that have been owned and occupied continuously for 10 years by the present owner can be valued on the basis of their present residential use, although they may have a higher alternative use. Examples would be single-family dwellings on land that is subdividable or zoned for apartment or commercial use. Eligible owners must apply annually. All applications must be received by this date.

#### January 31 — Statutory Reports (Completed)

BC Assessment provides the taxing jurisdiction and various other government bodies with the net taxable value totals based on the assessment roll for the current roll year.

#### February/March — Previous Year's Statutory Reports

Previous year's statutory reports are produced.

#### February - March 15 - Property Assessment Review Panels (PARPs)

PARPs sit at various times throughout this period to review assessments and to hear and decide upon requests for reviews brought before them.

#### Mid-March - Statutory Reports

Certain statutory reports produced from revised rolls for the current year must be completed by this date.

#### March 31 - Revised Roll Production

The revised roll, which incorporates the changes made through PARP decisions and assessor changes made by consent, is produced by this date.

#### April — Grant Rolls

Grant rolls are produced and forwarded to collectors to enable them to prepare billings to certain Crown organizations that pay a payment or grant-in-lieu of taxes.

#### **April 7 — PARP Decision Notices**

PARP decision notices must be sent out before this date.

#### Mid-April - Revised Roll

The revised roll (including PARP decisions, roll totals, and indices) is provided to collectors.

#### Mid-April - Statutory Reports

Remainder of statutory reports produced from revised rolls for the current year is distributed by this date.

#### April 30 - Property Assessment Appeal Board (PAAB) Deadline

A person must file an appeal to PAAB by this date. PAAB must promptly notify the assessor, affected municipalities and other partries about all appeals.

## Throughout the year — PAAB Hearings

PAAB hearings can take place at any time during the year. Assessed owners have 21 days from receipt of a PAAB decision to appeal that decision to the Supreme Court of British Columbia. Appeals to the Supreme Court are permissible on a point of law only.

#### Throughout the year — Supplementary Rolls and Notices

Supplementary assessments are processed several times throughout the year. Notices are mailed each time to owners and rolls and adjusted totals are provided to affected collectors.

**Note**: The supplementary process provides the assessor with the means of correcting errors and omissions in the roll. The same appeal provisions that apply to the completed roll also apply to the supplementary roll (except that appeals are made through the following year's appeal process).

#### When appropriate - Previous Year's Final Statutory Reports

Previous year's final statutory reports are produced once outstanding PAAB decisions have been completed.

**Note**: The dates in this fact sheet are provided for your convenience and may be affected by legislative change. For further details and the current law, please refer to the *Assessment Act*.

Updated 04/2009

Disclaimer: Where information presented is different from legislation, legislation shall prevail.

Subject: Mayor and Councillor Reports at Council Meetings.

As we begin the new year with our first regular council meeting taking place on January 17<sup>th</sup>, I would like to make a change to how we are doing our reports. In the past it has been primarily a report of attendance at various functions and meetings. I would like to see us more focussed on specific portfolios that each of us been working on. I am most interested in having specific issues come to Council's attention along with any recommendations if appropriate. Please consider the following:

Councillor Jackson: Environment - Updates on Sustainability and Climate Action initiatives and

environmental issues impacting Harrison Hot Springs. Updates on

environmental issues and initiatives at the Federal, Provincial and Regional

levels.

**Councillor Kenyon:** Community Economic Development – Updates from the Economic

Development Commission and Chamber of Commerce. Updates on community

relations and activities of groups and organizations.

Councillor Perry: Healthy Communities – Updates from the Regional Health Authority and from

the Healthy Communities Committee as well as public safety issues and initiatives in the community. Updates from Fraser Valley Regional Library.

Councillor Harris: Infrastructure/Parks & Recreation – Updates from the Parks and Recreation

Commission, Communities In Bloom, Community Garden and other initiatives and issues in the community. Updates on infrastructure projects and issues in

the community:

Mayor Becotte: Intergovernmental & Community Relations – Updates on relevant matters

from the Fraser Valley Regional District, District of Kent, Provincial Government, Federal Government, First Nations, RCMP, UBCM and LMLGA. Updates from the Harrison Lake Harbour Commission, Emergency Services, Fraser Basin Council,

Spirit of BC Committee and other community organizations.

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