



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, March 19, 2012
Time: 7:00 p.m.
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER			
	(a)	Meeting called to order by Mayor Facio	
2. INTRODUCTION OF LATE ITEMS			
3. APPROVAL OF AGENDA			
4. ADOPTION OF COUNCIL MINUTES			
<input type="checkbox"/> Regular Council Meeting Minutes of March 05, 2012		THAT the minutes of the Regular Council meeting of March 05, 2012 be adopted.	Item 4.1 Page 1
5. BUSINESS ARISING FROM THE MINUTES			
6. CONSENT AGENDA			
i. Bylaw			Item 6.i
ii. Agreements			Item 6.ii
iii. Committee/ Commission Minutes		Parks and Recreation Commission minutes of September 27, 2011 Communities in Bloom Committee minutes of October 13, 2011 Communities in Bloom Committee minutes of November 10, 2011	Item 6.iii Page 9 Page 13 Page 15

<p>iv. Correspondence</p>	<p>Letter from District of Kent to Christy Clark re: Expert Panel Review of Business Taxation and Local Government Revenue Sources Review with attachments</p> <p>Letter from District of Invermere to Christy Clark re: Expert Panel Review of Business Taxation and Local Government Revenue Sources Review</p> <p>Letter from the Village of Lumby to Christy Clark re: Expert Panel Review of Business Taxation and Local Government Revenue Sources Review</p> <p>Letter from the City of Prince George to Christy Clark re: Expert Panel Review of Business Taxation and Local Government Revenue Sources Review</p> <p>THAT the items on the Consent Agenda be received.</p>	<p>Item 6 iv</p> <p>Page 17</p> <p>Page 19</p> <p>Page 21</p> <p>Page 23</p>
<p>7. DELEGATIONS AND PETITIONS</p>		
<p><input type="checkbox"/> BC Hydro</p>	<p>BC Hydro – Lower Mainland Transmission Project</p>	<p>Item 7.1 Page 25</p>
<p>8. CORRESPONDENCE</p>		
		<p>Item 8.1</p>
<p>9. BUSINESS ARISING FROM CORRESPONDENCE</p>		
<p>10. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS</p>		
		<p>Item 10.1</p>
<p>11. REPORTS FROM MAYOR</p>		
<p>L. Facio – verbal</p>		
<p>12. REPORTS FROM STAFF</p>		
<p><input type="checkbox"/> Development Permit 02/2012 – IRCA GROUP OF MANAGEMENT LTD</p>	<p>Report of Deputy Chief Administrative Officer/Corporate Officer – March 15, 2012 Re: Development Permit 02/2012 – IRCA GROUP OF MANAGEMENT LTD</p> <p>Recommendation:</p> <p>THAT Council approve the renewal of a Development Permit 02/2012 for IRCA Group of Management Ltd. for a seven story mixed use development at 120 Esplanade Avenue, Harrison Hot Springs, BC.</p>	<p>Item 12.1 Page 43</p>

<p><input type="checkbox"/> Appointment of Chief Election Officer – 2012 Local By-Election</p>	<p>Report of Manager of Revenue Services – March 19, 2012 Re: Appointment of Chief Election Officer – 2012 Local By-Election</p> <p>Recommendation:</p> <p>THAT pursuant to Section 41(2) of the <i>Local Government Act</i>, Robert Wilson be appointed Deputy Chief Election Officer to assist the Chief Election Officer in conducting the 2012 local by-election.</p>	<p>Item 12.2 Page 67</p>
<p>13. BYLAWS</p>		
<p><input type="checkbox"/> Water Regulation and Fee Amendment Bylaw No. 999, 2012 and Sewer Regulation and Fee Amendment Bylaw No. 1000, 2012</p>	<p>Report of Deputy Chief Administrative Officer/Corporate Officer – March 15, 2012 Re: Water Regulation and Fee Amendment Bylaw No. 999, 2012 and Sewer Regulation and Fee Amendment Bylaw No. 1000, 2012</p> <p>Recommendation:</p> <ol style="list-style-type: none">1. THAT the third reading of Water Regulation and Fee Amendment Bylaw No. 999, 2012 be rescinded; and <p>THAT Bylaw No. 999, 2012 be amended and reconsidered for third reading.</p> <ol style="list-style-type: none">2. THAT third reading of Sewer Regulation and Fee Amendment Bylaw No. 1000, 2012 be rescinded; and <p>THAT Bylaw No. 1000, 2012 be amended and reconsidered for third reading.</p>	<p>Item 13.1 Page 69</p>
<p>14. QUESTIONS FROM THE PUBLIC</p>		
<p>15. ADJOURNMENT</p>		

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

DATE: March 5, 2012
TIME: 7:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road, Harrison Hot Springs

IN ATTENDANCE: Mayor Leo Facio
Councillor Allan Jackson
Councillor Sonja Reyerse
Councillor Zoltan Kiss

CAO, Ted Tisdale
Director of Finance, Dale Courtice
Manager of Revenue Services, Peggy Parberry
Operations Manager, Ian Gardner
CEDO, Andre Isakov

Krystal Sobie, Recording Secretary

ABSENT:

1. CALL TO ORDER
Mayor Facio called the meeting to order at 7:00 p.m.
2. INTRODUCTION OF LATE ITEMS
 - a) Appointment of Chief Election Officer – 2012 Local By-Election
 - b) Report of Director of Finance
3. APPROVAL OF AGENDA
Moved by Councillor Jackson
Seconded by Councillor Kiss

THAT the agenda be approved as amended.

CARRIED
UNANIMOUSLY
4. ADOPTION AND RECEIPT OF MINUTES
Moved by Councillor Jackson
Seconded by Councillor Reyerse

THAT the minutes of the Regular Council Meeting of February 20, 2012 be adopted.

CARRIED
UNANIMOUSLY

5. BUSINESS ARISING FROM THE MINUTES

Moved by Councillor Kiss
Seconded by Councillor Jackson

THAT Council provides notice that it intends to amend Procedural Bylaw No. 997, 2011 Section 12 Minutes of Meeting (d) audio recordings are not official records of meetings but are available to the public for a fee approved by Council.

6. CONSENT AGENDA

i. Bylaws

ii. Agreements

iii. Committee/
Commission
Minutes

iv. Correspondence

Moved by Councillor Jackson
Seconded by Councillor Kiss

THAT the Consent Agenda be approved.

7. DELEGATIONS

BC Transit

A representative from BC Transit provided a power point presentation providing a brief overview of the 25 year transit plan. A few of the highlights from the open house held in Harrison on March 1, 2012 were presented

8. CORRESPONDENCE

9. BUSINESS ARISING OUT OF CORRESPONDENCE

None

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 5, 2012*

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

11. REPORTS FROM MAYOR

Relay for Life is June 9, 2012
Received a letter from Premier Chong regarding the Festival of the Arts
March is Kidney month
Attended the Local Leadership Academy in Richmond

12. REPORTS FROM STAFF

Strategic Community
Investment Funds

Moved by Councillor Jackson
Seconded by Councillor Kiss

THAT Council authorizes the Corporate Officer to sign the Strategic
Community Investment Funds Agreement with the Ministry of
Community, Sport and Cultural Development.

CARRIED
UNANIMOUSLY

Memorandum of
Understanding on Resort
Municipality Initiative

Moved by Councillor Jackson
Seconded by Councillor Kiss

THAT Council authorize the Mayor or the Corporate Officer to sign the
Memorandum of Understanding on Resort Municipality Initiative
between the Province and the Village of Harrison Hot Springs.

CARRIED
UNANIMOUSLY

Yard (Green) Waste
Management

Moved by Councillor Reyerse
Seconded by Councillor Jackson

THAT Council maintain the status quo of the curbside collection
program.

CARRIED
UNANIMOUSLY

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 5, 2012*

□ Memorandum of Understanding of Cooperation and Communication with First Nations and District of Kent

Moved by Councillor Jackson
Seconded by Councillor Kiss

THAT Council approve the Memorandum of Understanding on cooperation and communication between Cheam First Nations, District of Kent, Scowlitz First Nation, Seabird Island Band, Sto:lo Tribal Council and Sts' Ailes First Nation and now the Village of Harrison Hot Springs authorizing the Mayor and Corporate Officer to sign on behalf of the Village.

CARRIED
UNANIMOUSLY

□ Emergency Evacuation Route

Moved by Councillor Reyerse
Seconded by Councillor Jackson

THAT Council write a letter of support of the District of Kent's letter to the Ministry of Transportation and Infrastructure with respect to the Emergency Evacuation route, and encouraging logging trucks to use this route.

CARRIED
UNANIMOUSLY

□ Boat Launch Ramp Docks

Moved by Councillor Jackson
Seconded by Councillor Reyerse

THAT Council approves the allocation of funds for the purchase and installation of two new docks for the Boat Launch ramp.

CARRIED
UNANIMOUSLY

□ Appointment of Chief Election Officer – 2012 Local By-Election

Moved by Councillor Kiss
Seconded by Councillor Jackson

THAT pursuant to s. 41(1) and (2) of the *Local Government Act*, Janice Fulton be appointed Chief Election Officer for conducting the 2012 local by-election with power to appoint other election officials as required for the administration and conduct of the 2012 local by-election.

CARRIED
UNANIMOUSLY

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 5, 2012*

Utility User Fees

Moved by Councillor Jackson
Seconded by Councillor Kiss

THAT Council approves a fifty (50) percent increase in the annual sewer user fee.

CARRIED
UNANIMOUSLY

Utility Service Fees

Moved by Councillor Jackson
Seconded by Councillor Reverse

THAT Council approves removing the frontage tax charge and replaces it with the following Utility Service fees.

CARRIED
UNANIMOUSLY

13.

BYLAWS

Water Regulation
Amendment and Fee Bylaw
No. 999

Moved by Councillor Jackson
Seconded by Councillor Reverse

THAT Water Regulation Amendment and Fee Bylaw No. 999, 2012 be read for a first, second and third time.

CARRIED
UNANIMOUSLY

Sewer Regulation
Amendment and Fee Bylaw
No.1000

Moved by Councillor Kiss
Seconded by Councillor Jackson

THAT Sewer Regulation Amendment and Fee Bylaw No. 1000 be read for a first, second and third time.

CARRIED
UNANIMOUSLY

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 5, 2012*

□ Repeal Bylaw No.1001

Moved by Councillor Kiss
Seconded by Councillor Reyerse

THAT Repeal Bylaw No. 1001 be read for a first, second and third time.

CARRIED
UNANIMOUSLY

14.

QUESTIONS FROM THE PUBLIC

Q. A member of the public asked why we are going with the same CEO when there were 3 Candidates that were brought to Court in the past election.

A. It is the responsibility of the candidate to fill in his/her paperwork correctly.

Q. If there is only going to be an approximate 38% increase to the plant then why are you seeking a 50% increase.

A. As this will be the first year with the new plant there is no data to estimate an increase on this year. Adjustments will be made once we have the required information for the future years.

Q. Where is the location of the plant?

A. Past the Hotel towards Whippoorwill Point.

Q. What size Community will it service?

A. This current size of community plus about a 50% increase.

Q. What is the lifespan of the new plant?

A. Dependent upon population growth. It's designed for three expansions. It should last approximately 50 years.

Q. What is the estimated date of the by-election?

A. Now that the CEO has been appointed the by-election must be called within 80 days

Q. If a resident wants to hook up to the Village Water System are they able to do this and pay on a monthly basis.

A. Yes, but currently there is no payment plan for connection fees. Staff will review this matter.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 5, 2012*

15.

ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Kiss

THAT the meeting be adjourned at 8:57 p.m.

CARRIED
UNANIMOUSLY

Leo Facio
Mayor

Debra Key
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS
PARKS AND RECREATION COMMISSION MEETING

DATE: Tuesday, September 27, 2011
TIME: 10:00 a.m.
PLACE: Council Chambers

IN ATTENDANCE:

Ed Stenson, Chair
Janne Perrin
Teresa Baxter
Ken Burningham
Andre Isakov, CEDO
Donna Cooney
Delphine Gornall
Todd Kabaluk

Recording Secretary, K. Burr

ABSENT:

Ken Becotte, Mayor
Dave Harris, Councillor
Ted Tisdale, CAO
Ruth Altendorf

1. CALL TO ORDER

The Chair called the meeting to order at 10:04 a.m.

2. LATE ITEMS

a) Letter from Elizabeth Mueller

Moved by Delphine Gornall
Seconded by Donna Cooney

THAT the agenda be adopted as amended.

CARRIED

3. ADOPTION OF MINUTES

Adoption of June
28, 2011 Minutes

Moved by Donna Cooney
Seconded by Janne Perrin

THAT the minutes of the June 28, 2011, Parks and Recreation
Commission meeting be adopted.

CARRIED

Errors and Omission

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE PARKS AND RECREATION COMMISSION MEETING
SEPTEMBER 27, 2011
PAGE (2)

Under Item 4 – “Invasive plants will be address” should read “Invasive plants will be addressed”

4. BUSINESS ARISING FROM THE MINUTES

5. DELEGATIONS/PETITIONS

6. CORRESPONDENCE

ITEMS FOR DISCUSSION

7.

☐ Memorial Benches
et al

Discussion of opening up the purchase of benches/trees to everyone as opposed to just memorial benches/trees went around the table some of the recommendations are as follows:

- Trees and paving stones be considered in addition to memorial benches
- Research by the Village staff to determine further suitable places for benches to be placed – Teresa provided an overview of some areas and the commission was in favour of her ideas
- That Council look at increasing the fee of purchasing a memorial bench beyond the direct cost of installation

Moved by Janne Perrin

Seconded by Donna Cooney

THAT the moratorium be lifted on new memorial benches

CARRIED

Discussion of the lacrosse court was discussed. It was noted that the asphalt that is currently there is poor asphalt and suggestions were made to shorten the court to the size that is currently being used. The part of the court that is currently unusable would be torn up and made into a grass area for lawn bowling etc.

☐ Miami River Flood
Gates

A statement from the Operations Manager was presented to the Commission with respect to keeping the gates open. This item will be discussed further with the Operations Manager. It was noted that the flood gates have been closed all summer.

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE PARKS AND RECREATION COMMISSION MEETING
SEPTEMBER 27, 2011
PAGE (3)

Community and
Economic
Development Officer
Report

ISCP draft is in place it was presented to the public last Wednesday at an open house last Wednesday. It will be going to Council on October 11, 2011.

Blue Flag Program received a report from the Environmental Defense Group. A few recommendations were made with respect to signage and water quality reports available for public viewing.

Campbell Lake
Trail Update

A trail Head sign will be going up within a month or two.

Kent Leisure
Services
Programs -
Coordinator

Item to be discussed at the next meeting.

Parks and Trail
Master Plan

An inventory of all the park spaces is complete and the parks and trail plan is in the process of being pieced together.

Letter from
Elizabeth
Mueller

Item to be discussed at the next meeting.

8.
 Adjournment

ADJOURNMENT

Moved by Donna Cooney
Seconded by Delphine Gornall

THAT the meeting be adjourned at 12:10 p.m.

CARRIED

Ed Stenson (Chair)

Krystal Sobie (Recording Secretary)

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

DATE: October 13, 2011
TIME: 2:30 p.m.
PLACE: Council Chambers, Harrison Hot Springs, BC

IN ATTENDANCE: Dave Harris, Chair
Allan Jackson, Co-Chair
Jane Kivett
Maureen Wendt
Heather Coxon

C. Richardson, Recording Secretary

ABSENT: Carol Hepnar

1. CALL TO ORDER

The Chair called the meeting to order at 2:30 p.m.

2. INTRODUCTION OF LATE ITEMS

2. RECEIPT OF MINUTES

Adoption of Minutes
September 8, 2011

Moved by Heather Coxon
Seconded by Jane Kivett

THAT the minutes of the September 8, 2011 Communities in Bloom meeting be adopted.

CARRIED

LATE ITEMS

Banners
Christmas Trees

3. CHAIRPERSON'S REPORT

None

COMMITTEE MEMBERS REPORT

None

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF COMMUNITIES IN BLOOM COMMITTEE MEETING
October 13, 2011
PAGE (2)

4. ITEMS FOR DISCUSSION

- CiB Convention Members will be given their itineraries today from the Village Office. Discussion of gifts on the dining table and who will be transporting the items with them to Quebec. Members agreed that they will each have a pin to wear at the event. Members stated that they wished the Chair was attending the event.
- Auction Gift The jacket for the auction gift was displayed for the Committee members.
- Presentation Table Committee members agreed not to have a presentation table at the event.
- Banners The Chair noted that until after the CiB Convention the remaining budget is not known. Banners will be discussed further at the November 10th meeting. It was noted by members that most members will be away for the majority of the winter.
- Christmas Trees Heather Coxon noted that she will be in Harrison on November 21, 2011 to assist with the decorating of the CiB Christmas tree. Theme ideas for the trees were discussed. It was noted that in the election year it does not work to have the Halloween/Christmas Home decoration contest. All members were in agreement.
- Potato Box It was noted that it is now time for the potato box to be dismantled. Other members of the community have stated that they did not have many or any potatoes this year. Members were in agreement that they will dismantle the box this weekend and if there are any potatoes they will bring them to the school to show the students who assisted in the planting.
- Potential future members and the 2011 elections were discussed.

4. ADJOURNMENT

Moved by Maureen Wendt
Seconded by Heather Coxon

The meeting adjourned at 3:22 p.m.

Dave Harris, Chair

Allan Jackson, Co-Chair

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

DATE: November 10, 2011
TIME: 2:30 p.m.
PLACE: Council Chambers, Harrison Hot Springs, BC

IN ATTENDANCE: Dave Harris, Chair
Allan Jackson, Co-Chair
Jane Kivett
Maureen Wendt
Heather Coxon
Carol Hepnar,
Kitti Niiranen

ABSENT:

1. CALL TO ORDER

The Chair called the meeting to order at 2:30 p.m.

2. INTRODUCTION OF LATE ITEMS

No late items tabled.

2. RECEIPT OF MINUTES

Adoption of Minutes
October 13, 2011

Moved by Heather Coxon
Seconded by Maureen Wendt

THAT the minutes of the October 13, 2011 Communities in Bloom meeting be adopted.

CARRIED

LATE ITEMS

None presented.

3. CHAIRPERSON'S REPORT

The Chair welcomed Ms. Kitti Niiranen to the meeting.

Quebec City visit

COMMITTEE MEMBERS REPORT

General discussion on the visit to Quebec City and ideas for future projects. Thanks was expressed to the Village of Harrison Hot Springs Council for their support. Discussion ensued on innovative ideas for future projects e.g. promoting the hot springs, paintings/murals throughout the community, naming trees planted by notable people, interpretative center, possibly through grants from other levels of government. It was suggested that the

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF COMMUNITIES IN BLOOM COMMITTEE MEETING
November 10, 2011
PAGE (2)

committee consider options that are within their jurisdiction, not privately owned.

4.

ITEMS FOR DISCUSSION

Review of 2011 Evaluations

Discussion on the quality of the marks on the evaluation. It was noted that the competition is very keen at the national level and we can expect those marks to go down in the initial years of competition at the national level. This is the first year of Harrison's involvement at the national level.

2012 Competition

Moved by Maureen Wendt
Seconded by Jane Kivett

THAT the Communities in Bloom Committee be permitted to compete in the national competition in 2012.

CARRIED

2011 Winter Banners

On December 3, 2011 at 10:00 a.m. a banner unveiling will be held and the Committee would like to invite Mayor and Council to participate along with the children who did the banner sketches and all of the sponsors.

Dissolution of Committee

A reminder that this will be the final meeting and any members that would like to continue on with the Committee will need to re-apply in the new year.

4.

ADJOURNMENT

Moved by Maureen Wendt
Seconded by Heather Coxon

The meeting adjourned at 4:00 p.m.

Dave Harris, Chair

Allan Jackson, Co-Chair



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

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

March 7, 2012

FILE: 0400-50

The Honourable Christy Clark
Premier of British Columbia
P.O. Box 9041 Stn Prov Govt
Victoria, BC V8W 9E2

Dear Premier Clark:

**RE: Expert Panel Review of Business Taxation
And Local Government Revenue Sources Review**

At its Regular meeting held February 27, 2012 Council received the letter from the District of Coldstream dated February 16, 2011 with respect to the Expert Panel Review of Business Taxation and Local Government Revenue Sources Review (*copy attached*).

As a result of this information, Council passed the following resolution:

"THAT the District supports the resolution of the District of Coldstream concerning the lack of local government representatives on the Provincial Expert Panel Review of Business Taxation". (R2012-077)

The District of Kent respectfully requests that consideration be given to including local government elected member and staff representation on the Expert Panel assembled to ensure that the perspective of local government in terms of business taxation is heard and understood.

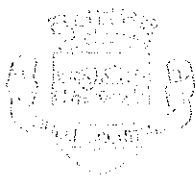
If you have any questions with respect to this letter please contact me by telephone at 604-796-2235 or by email at jvanlaerhoven@district.kent.bc.ca

Sincerely,

John Van Laerhoven
Mayor

pc: The Honourable Ida Chong, Minister of Community, Sport and Cultural Development
Mayor Jim Garlick, District of Coldstream
Mr. Heath Slee, President, UBCM
UBCM Member Municipalities

11,2

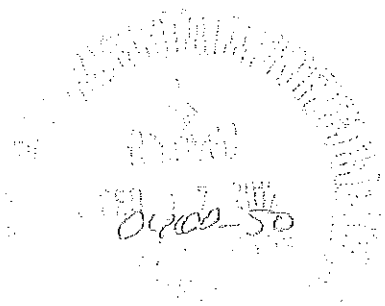


Phone: 250-545-6504 Fax: 250-545-4733
email: info@districtofcoldstream.bc.ca

OFFICE OF THE MAYOR

File: 0230-50

February 16, 2012



The Honourable Christy Clark
Premier of British Columbia
PO Box 9041 Station PROV GOVT
Victoria BC V8W 9E2

Dear Premier Clark:

Re: Expert Panel Review of Business Taxation
And Local Government Revenue Sources Review

At our meeting held February 13, 2012, Council discussed the above and adopted the following resolution:

"THAT a letter be sent to the BC Premier, with copies to the Minister responsible for Community, Sport and Cultural Development, the local MLA, the UBCM and the UBCM member municipalities, which indicates the District of Coldstream's objection to the composition of the "Expert Panel" in that there are no panel member representatives from local government municipalities."

Our Council respectfully requests that consideration be given to including local government elected member and staff representation on the Expert Panel assembled.

If you have any questions please feel free to contact me at 250-545-5304.

Sincerely,

Jim Garlick
Mayor

CC I. Chong, Minister Responsible for Community, Sport and Cultural Development
E. Foster, MLA – Vernon-Monashee
H. Slee, President, UBCM
UBCM Member Municipalities

- CAO
- Dir. Corp. Affairs
- Dir. Eng.
- Dir. Finance
- Dir. Health
- Dir. Human Resources
- Dir. Information Technology
- Dir. Legal
- Dir. Planning
- Dir. Public Works
- Dir. Safety
- Dir. Social Services
- Dir. Transportation
- Dir. Utilities
- Mayor
- Council
- UBCM
- MLA
- Minister



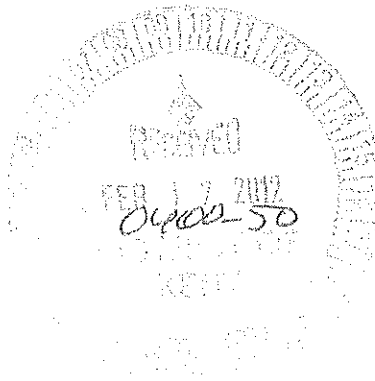
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DISTRICT OF COLDSTREAM, 202 V1D 1L6
Phone 250-545-5304 Fax 250-545-4733
email: info@district.coldstream.bc.ca

OFFICE OF THE MAYOR

File: 0230-50

February 16, 2012



The Honourable Christy Clark
Premier of British Columbia
PO Box 9041 Station PROV GOVT
Victoria BC V8W 9E2

Dear Premier Clark:

Re: **Expert Panel Review of Business Taxation
And Local Government Revenue Sources Review**

At our meeting held February 13, 2012, Council discussed the above and adopted the following resolution:

* "THAT a letter be sent to the BC Premier, with copies to the Minister responsible for Community, Sport and Cultural Development, the local MLA, the UBCM and the UBCM member municipalities, which indicates the District of Coldstream's objection to the composition of the "Expert Panel" in that there are no panel member representatives from local government municipalities."

Our Council respectfully requests that consideration be given to including local government elected member and staff representation on the Expert Panel assembled.

If you have any questions please feel free to contact me at 250-545-5304.

Sincerely,

Jim Garlick
Mayor

CC I. Chong, Minister Responsible for Community, Sport and Cultural Development
E. Foster, MLA – Vernon-Monashee
H. Slec, President, UBCM
UBCM Member Municipalities

<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> Dir. Eng.	<input type="checkbox"/> Building	<input type="checkbox"/> DEP	187/2012-02-27, 2012
<input type="checkbox"/> Corp. S.	<input type="checkbox"/> Dir. Fin.	<input type="checkbox"/> Bylaw	<input type="checkbox"/> COMM	to Camera Dept
<input type="checkbox"/> Dev. S.	<input type="checkbox"/> Dep. Pla.	<input type="checkbox"/> GIS / ITR	<input type="checkbox"/> PERS	7/1/2012/1/2012
<input checked="" type="checkbox"/> MAYOR	<input type="checkbox"/> Council	<input type="checkbox"/> Dir. Info	<input type="checkbox"/> Other	

March 7, 2012

The Honourable Christy Clark
Premier of British Columbia
PO Box 9041 STN Prov Govt
Victoria, B.C.
V8W 9E2

Dear Premier Clark:

**Re: Expert Panel Review of Business Taxation and
Local Government Revenue Sources Review**

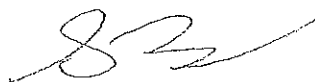
At our Regular meeting of Council held on February 28, 2012, Council discussed the above and adopted the following resolution:

BE IT RESOLVED THAT a letter be sent to the BC Premier, with copies to the Minister responsible for Community, Sport and Cultural Development, the local MLA, the UBCM and the UBCM member municipalities, which indicates the District of Invermere's objection to the composition of the "Expert Panel" in that there are no panel member representatives from local government municipalities."

We would respectfully request that the composition of the Expert Panel be restructured to include representation by local government municipalities.

If you have any questions please feel free to contact me at 250-342-9281.

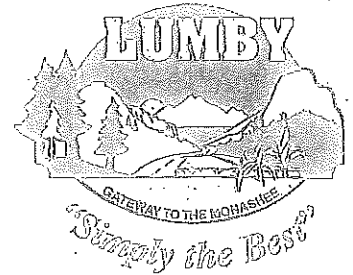
Respectfully,



Mayor Gerry Taft
District of Invermere

CC Ida Chong, Minister Responsible for Community, Sport and Cultural Development
Norm Macdonald, MLA – Columbia River-Revelstoke
Heath Slee, President, UBCM
UBCM Member Municipalities

GT/ns



Office of the Mayor

March 9, 2012

The Honourable Christy Clark
Premier of British Columbia
PO Box 9041 Station PROV GOVT
Victoria, BC V8W 9E1

Dear Premier Clark;

RE: Expert Panel Review of Business Taxation and Local Government Revenue Sources Review

At our regular meeting held March 5, 2012, Council discussed the above matter and adopted the following resolution:

“THAT a letter be sent to the Premier of BC, with copies to the Minister responsible for Community, Sport and Cultural Development, the local MLA, the UBCM and the UBCM member municipalities, which indicates the Village of Lumby’s concern and disappointment to the composition of the “Expert Panel” in that there is no representation from local governments.”

The Village of Lumby Council respectfully requests that consideration be given to including local governments - those impacted most by this issue – on the composition of the Expert Panel.

If you have any questions please feel free to contact me at 250-547-2171.

Sincerely,

Kevin Acton
Mayor

Cc Honourable Ida Chong, Ministry of Community, Sport and Cultural Development
Eric Foster, MLA Vernon-Monashee
Mr. Heath Slee, President, UBCM
UBCM Member Municipalities

THE CORPORATION OF THE VILLAGE OF LUMBY

P.O. Box 430, Lumby, B.C. V0E 2G0
Telephone (250) 547-2171 Fax (250) 547-6894 E-mail: lumbyvil@junction.net



OFFICE OF THE MAYOR

2100 Patricia Blvd. | Prince George, BC, Canada V2L 2V9
p: 250.561.7605 | f: 250.561.0123 | www.princegeorge.ca
Official Host City - 2018 Canada Winter Games

March 13, 2012

Province of British Columbia
Office of the Premier
PO BOX 9041 STN PROV GOVT
Victoria, BC V8W 9E1

Attention: Honourable Christy Clark, Premier

Dear Premier Clark:

RE: BUSINESS TAXATION AND REVENUE SOURCES REVIEW

Prince George City Council recently received correspondence from the UBCM providing a summary of two reviews the Province is presently undertaking on the matters of Business Taxation and Local Government Revenue Sources. While Council was pleased to hear that the Province is critically assessing these matters of importance to local governments, we concur with many municipalities across the province, who are very disappointed and concerned that the Expert Panel on Business Taxation lacks local government representation.

We agree that those most impacted by the reviews, local governments, should be consulted and included in the reviews. We therefore ask that immediate action be taken to include local government representation on the Expert Panel pertaining to the Business Taxation Review. We would similarly request that local governments be well represented with respect to the Local Government Revenue Sources Review once underway.

Sincerely,

Shari Green
Mayor, City of Prince George

cc: Minister Chong, Ministry of Community, Sport and Cultural Development
Minister Falcon, Ministry of Finance
UBCM Member Municipalities
Prince George City Council



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: MARCH 7, 2012 Requested Meeting Date: MARCH 19, 2012

Organization Name (if applicable): BC HYDRO

Name of Presenter: MELISSA HOLLAND

Name of Applicant if Other than Above: DONNA MCGEACHIE

Contact Phone Number & E-Mail: 604-623-3994
donna.mcgeachie@bchydro.ca

Mailing Address with Postal Code: 335 Sunnyside St. Vancouver, V6B

Audio/Visual requirements: PowerPoint presentation SR3

Topic: Update on construction of BC Hydro's Interior to Lower Mainland Transmission Project

Action you wish Council to take: _____





Interior to Lower Mainland Transmission Project

Presentation to Thompson Nicola Regional District

March 22, 2012



Energy Demand on the Rise

BC is growing and so is our need for electricity

Demand for electricity is expected to increase by as much as 50% over the next 20 years

A reliable supply of electricity is critical to our economic prosperity and the quality of life we enjoy

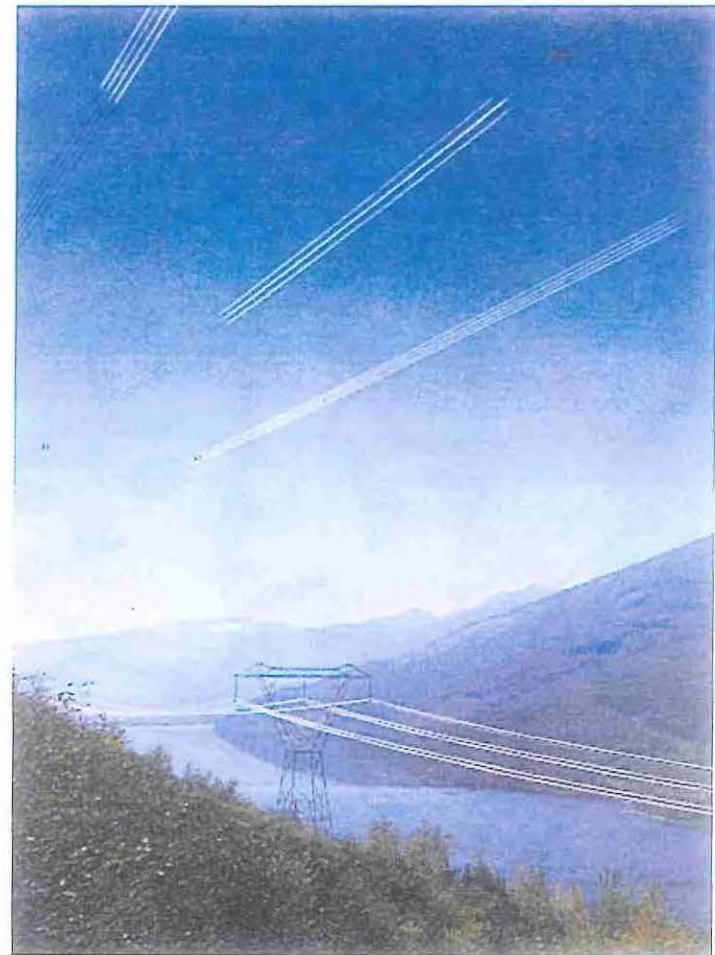


Where does the power come from?

Key generation resources are located in the north and southeast of the Province

Generation is continuing to be located far away from major load centres in the Lower Mainland

Transmission is needed to connect generation and load



Project Overview

- A new 250 kilometre long 500 kilovolt transmission line from Nicola substation near Merritt to Meridian substation in Coquitlam – parallel to an existing 500 kilovolt line for the majority of the route
- When the existing line was constructed in the 1970s additional right-of-way was acquired in anticipation of future demand
- A new series capacitor station at Ruby Creek to improve system stability
- Associated improvements at the Nicola and Meridian substations

Key Project Milestones

Summer 2006	Public and First Nations consultation initiated
December 2006	Environmental Assessment process initiated
November 2007	Application filed with BC Utilities Commission
August 2008	BC Utilities Commission approved the Project
October 2008	Environmental Assessment Application filed with BC Environmental Assessment Office
June 2009	Environmental Assessment Certificate issued
Fall 2011	Design-Build contractor selected
January 2015	Planned In-service date



Public & First Nations Consultation

- Seven municipalities: Coquitlam, Maple Ridge, Pitt Meadows, Mission, Kent, Harrison Hot Springs and Merritt
- Three Regional Districts: Metro Vancouver, FV/RD & TNRD
- 162 property owners
- 30 First Nations Bands and seven tribal councils
- MLAs in five provincial ridings
- 20 key environmental groups identified
- Mailing list of 10,000+

Communications Tools & Techniques



- More than 50 presentations to Councils, Regional Districts, stakeholders and interested parties
- Three rounds of open houses held in five communities along the corridor (2007 and 2008); Advertisised in 15 community newspapers (2007 and 2008)
- One-on-one meetings with property owners
- Seventeen Project Updates and status reports at key milestones (2007 to 2012)
- Project website
- Dedicated email and telephone numbers for questions and comments to BC Hydro Stakeholder Relations



INTERIOR TO LOWER MAINLAND (ILM) TRANSMISSION PROJECT UPDATE

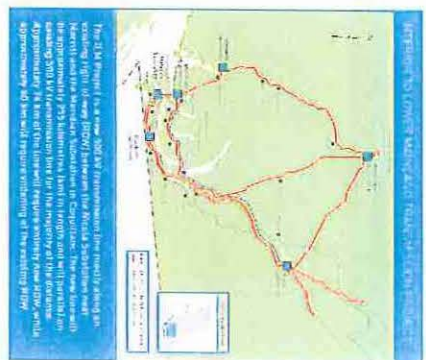
By year 2011, the peak in British Columbia demand is expected to occur in the lower mainland. BC Hydro will need to power the economy, create jobs in every region, and save the lights on for 20 years.

BC continues to grow and to meet our needs. BC Hydro is working with you to meet our needs, and ensuring together to meet the needs of future generations.

ENVIRONMENTAL AND SOCIAL IMPACT STATEMENT
 The Environmental and Social Impact Statement (EIS) is a key document in the project approval process. It provides information on the project's potential impacts on the environment and society, and how these impacts can be avoided, minimized, or compensated for.

Public Consultation
 BC Hydro is committed to providing the public with the information they need to make informed decisions about the project. We will continue to hold public meetings and provide project updates to keep you informed.

Project Website
 The project website provides the public with the most up-to-date information about the project. It includes project updates, contact information, and a dedicated email and telephone number for questions and comments.

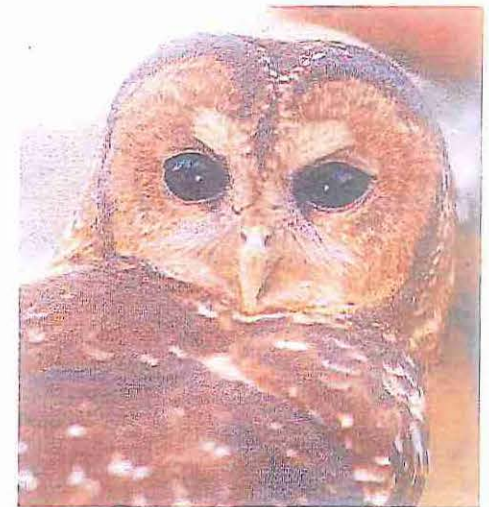


BC TRANSMISSION CORPORATION AND BC HYDRO - ONE COMPANY
 BC Transmission Corporation (BTC) has been purchased from BC Hydro. As of July 1, 2011, the two companies will be merged into a single entity, BC Hydro. This change will provide a more integrated approach to the transmission system, ensuring that the system is able to meet the needs of the province and the nation. The merger will also allow for a more efficient and cost-effective way to manage the transmission system.

Environmental Assessment Studies

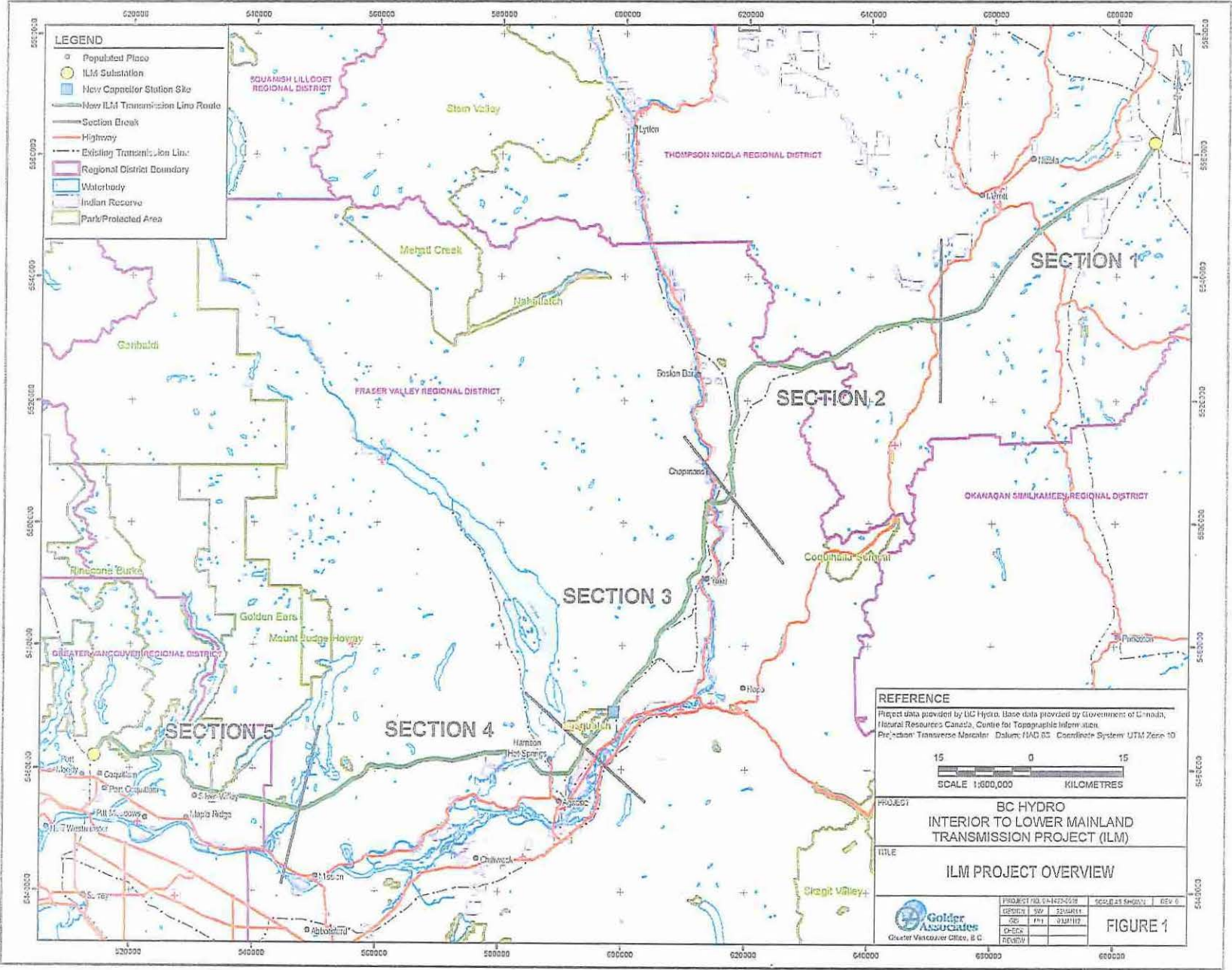
Eighteen environmental studies completed including:

- Fisheries and aquatic habitat
- Terrestrial wildlife and natural hazards
- Surface water hydrology and groundwater
- Agriculture land and resource use
- Forestry land use
- Land and resource use
- Socio-economics
- Archaeological resources
- First Nations interest



Environmental Assessment Certificate

- In the granting the EAC, the Ministers concluded that construction of the Project will not have significant adverse effects, owing to the mitigation measures and commitments outlined by BC Hydro. Some of the more than 90 commitments in the EAC include:
 - Avoiding in-stream works on fish-bearing water courses
 - Minimizing habitat loss for the northern spotted owl and contributing funding to a captive breeding program
 - Funding for Ministry of Forest projects to mitigate the loss of timber harvest land base
 - Securing wetland site for the Oregon spotted frog population and providing funding to Ministry of Environment to complete egg mass studies



Transmission Line: Preliminary Construction Schedule

Activities	Section 1	Section 2	Section 3	Section 4	Section 5
Right of way preparation; access roads, clearing	Mid-March to Mid-June 2012	Late July 2012 to mid-April 2013	Early June 2012 to late May 2013	Mid-May to late Nov 2012	Mid-Feb to late Nov 2012
Construction: foundations, tower erection, line work	Late March 2012 to late June 2013	Mid-August 2012 to last Oct 2013	Early Oct 2012 to early Sept 2014	Early Sept 2012 to mid-July 2014	Mid-July to late March 2014
Right of Way Restoration	To mid-July 2013	To early Nov 2013	To late Sept 2014	To early August 2014	To mid-April 2014

Subject to change

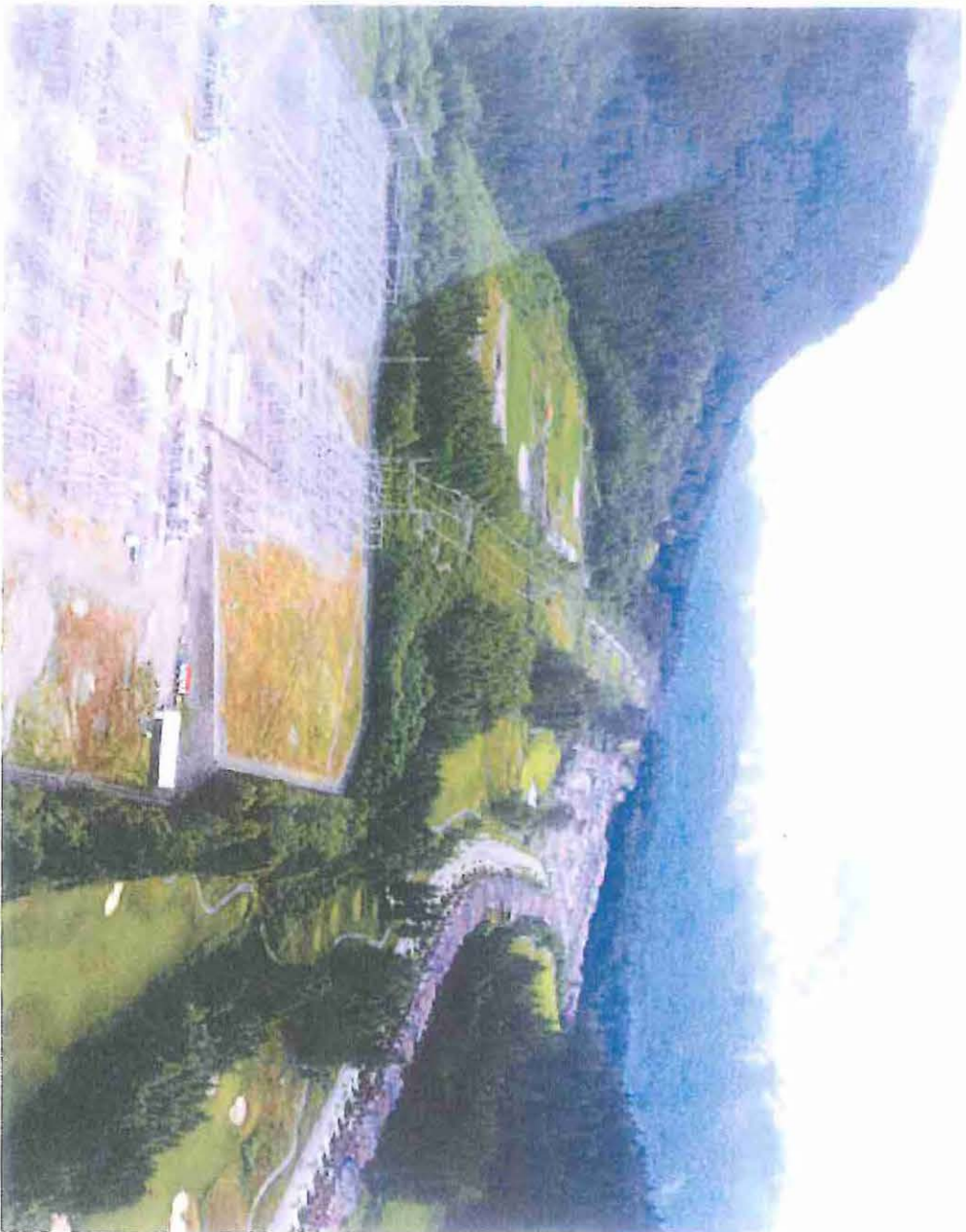


Nicola Substation near Merritt





Meridian Substation in Coquitlam






Questions?



RECOMMENDATION:

THAT Council approve the renewal of a Development Permit 02/2012 for IRCA Group of Management Ltd. for a seven storey mixed use development at 120 Esplanade Avenue, Harrison Hot Springs, BC

Respectfully submitted for your consideration;



Debra Key
Deputy Chief Administrative Officer

DIRECTOR OF FINANCE COMMENTS:



Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ted Tisdale
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS

DEVELOPMENT PERMIT NO. DP02/2012

1. This Development Permit No. 02/2012 is issued to:

IRCA GROUP OF MANAGEMENT LTD.
Inc. No. 480140
#3 – 1680 Lloyd Avenue
North Vancouver, BC V7P 2N6

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

Parcel Identifier: 026-923-149

Lot B, Plan BCP27775, Section 13, Township 4, Range 29, West 6th Meridian, New Westminster Land District

(the "Lands")

Civic Address: 120 Esplanade Avenue, Harrison Hot Springs, BC V0M 1K0

2. The *Land* is located within Development Permit Area 1 – Lakeshore Special Planning Area in the Official Community Plan for the purposes of ensuring that development within the Village of Harrison Hot Springs contributes positively to the character of the Village of Harrison Hot Springs and that the guidelines contribute to a coherence and integrity in the form, character and detailing of the Village of Harrison Hot Springs.
3. Section 5.10 (Off Street Loading) of Zoning Bylaw 672, 1996 is hereby varied such that only 2 off street loading spaces shall be required on the *Land*.
4. The *Land* shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit as Schedule A which shall form a part hereof.
5. Notwithstanding Section 4 of this Permit, the following additional conditions shall apply to the development of the *Land*:
 - a) All lighting fixtures, landscape features, and sidewalk treatment located on the municipal road allowances adjacent to the *Land* shall be installed in accordance with the Village of Harrison Hot Spring's standards, the details of which to be approved by the Village of Harrison Hot Springs' Chief Administrative Officer;
 - b) The colours and building materials shall be in accordance with the specifications on the Colour and Material Board held by the Chief Administrative Officer, with the recognition that changes may be permitted subject to the approval of the Village of Harrison Hot Springs Chief Administrative Officer; and

- c) No back lit canopy signage or free standing pylon signs shall be permitted and all signage lighting shall be secured and be vandal proof.
- 6. If works defined in this Permit are not substantially commenced within two years of the date of issuance of this Permit, this Permit expires.
- 7. Prior to issuance of this Permit, the Permittee shall provide security in the form of Cash, or an automatically renewing Irrevocable Letter of Credit, in the amount of \$159,560 to secure the installation of the on-site and off-site landscaping in accordance with attached drawing prepared by James Jarvis and Associates Ltd. The Cash or Letter of Credit shall be received and kept in force until all the works have been completed and installed to the satisfaction of the Village of Harrison Hot Springs.
- 8. The terms of this Permit or any amendment to it, shall run with the Land and are binding on all persons who acquire an interest in the Land affected by this Permit.
- 9. This Development Permit is not a building permit.

AUTHORIZING RESOLUTION PASSED by Village of Harrison Hot Springs Council this _____ day of _____, 2012.

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

IRCA GROUP OF MANAGEMENT LTD.

THIS PERMIT IS ISSUED this _____ day of _____, 2012.

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

Attachments:

SCHEDULE "A"

Architectural and Landscape Plans



F. ADAB ARCHITECTS INC.

2130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V8P 2R2
TEL: (604) 987-9393 FAX: (604) 987-9393
E: fadab@fadabarchitects.com

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These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and they are not representative of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



PROJECT DATA :

CIVIC ADDRESS :
120-130 ESPLANADE AVE.

LEGAL DESCRIPTION :
E'LY HALF LOT 2 AND THE W'LY HALF OF LOT 3,
BLOCK 1, SEC. 13, TP. 4, R29 W6M, NEW
WESTMINSTER DISTRICT, PLAN 251.

SITE AREA : 34848 SQ.FT (3,237.49 SQ. M.)

EXISTING ZONING : C - 1 VILLAGE COMMERCIAL
PROPOSED ZONING : CD - 1

F.S.R. PROPOSED (INCLUDING AMENITY) : 1,036

GROSS RESIDENTIAL AREA : 56155.51 S.F. (5054.00 SQ.M.)

GROSS COMMERCIAL AREA : 7840.38 S.F. (705.63 SQ.M.)

NUMBER OF RESIDENTIAL UNITS PROPOSED : 56
NUMBER OF RESIDENTIAL UNITS PER ACRE : 56/0.8 = 70.00

AMENITY AREA (PROVIDED) :

(INDOOR) 913 SQ.FT (83.88 SQ.M.)
(OUTDOOR) 1890 SQ.FT (170.10 SQ.M.)

NO. OF STORIES : 7

BUILDING HEIGHT : 81.83 FT (24.94 M.)
(TO THE MIDDLE OF THE PITCH ROOF)

SITE COVERAGE (FIRST FLOOR) : 90%

SITE COVERAGE (TYPICAL FLOORS) : 29%

PROPOSED RESIDENTIAL UNITS :

ONE BED ROOM	11
ONE BED ROOM + DEN	19
TWO BED ROOM	18
TWO BEDROOM + DEN	8
TOTAL RESIDENTIAL UNITS	56

PARKINGS STATISTICS :

ONE BED ROOM = 1 STALL
TWO BED ROOM = 1.5 STALL
COMMERCIAL = 1 STALL PER 323 SQ.FT (30 SQ. M.)

	REQUIRED :	PROVIDED :
RESIDENTIAL	69	69
VISITOR (TOTAL)	11	11
COMMERCIAL	24	24
TOTAL PARKING	104	104

RESIDENTIAL LOADING BAY PROVIDED : 1
COMMERCIAL LOADING BAY PROVIDED : 1

DRAWING LIST :

- A 1.0 PROJECT DATA
- A 1.1 CONTEXT PLAN
- A 1.2 SITE PHOTOS
- A 1.3 NORTH COLOURED ELEVATION
- A 1.4 WEST COLOURED ELEVATION
- A 1.5 NORTH COLOURED ELEVATION
- A 1.6 SITE PLAN
- A 2.1 FIRST FLOOR PLAN
- A 2.2 SECOND FLOOR PLAN
- A 2.3 THIRD FLOOR PLAN
- A 2.4 FOURTH & FIFTH FLOOR PLAN
- A 2.5 SIXTH FLOOR PLANS
- A 2.6 SEVENTH FLOOR PLAN
- A 2.7 ROOF PLAN
- A 3.1 NORTH ELEVATION
- A 3.2 WEST ELEVATION
- A 3.3 SOUTH ELEVATION
- A 3.4 EAST ELEVATION
- A 4.1 SECTION A-A
- A 4.2 SECTION B-B

CONTACT LIST :

OWNER :	ARCHITECT :	LAND SURVEYOR :	LANDSCAPE ARCHITECT :	CIVIL ENGINEER :	GEOTECHNICAL :
IRCA GROUP OF COMPANIES 3 - 1030 LLOYD AVENUE NORTH VANCOUVER, B.C. TEL : (604) 987 9390 FAX : (604) 987 9382	F. ADAB ARCHITECTS INC. #130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, B.C. TEL : (604) 987 9393 FAX : (604) 987 9393	MORGAN STEWART ACO. 1655 SEYMOUR STREET VANCOUVER, B.C. TEL : (604) 687 0595 FAX : (604) 686 6071	JAMES JARVIS & ASSOCIATES LTD. 20-220 EAST 11TH STREET NORTH VANCOUVER, B.C. TEL : (604) 983 2234 FAX : (604) 983 2423	APLIN & MARTIN 201 -13648 82ND AVENUE SURREY, B.C. TEL : (604) 597 7959 FAX : (604) 597 0291	JETON CONSULTANT INC. 110 - 2993 HENNING DRIVE RICHMOND, B.C. TEL : (604) 269 5617 FAX : (604) 269 6641

13	02/02/08	Revised for O.P. Submittal
12	02/15/08	Contract Drawings for O.P. Amendment
11	08/22/08	Revised for O.P. Submittal
10	02/05/08	Revised for O.P. Submittal
9	02/28/08	Revised Drawings
8	09/14/08	Revised F.S.R.
7	4/16/07	Revised for O.P. Amendment
6	02/12/07	Drawings to Amendable Submittal
5	02/22/07	Revised for O.P. Amendment
4	02/22/07	Revised for F.S.R. Amendment
3	02/17/07	Revised for O.P.
2	08/08/05	Changed 4 story school frame to 6 story structure
1	03/02/05	Revised for O.P.
00	03/01	REVISED / 03/05

PROJECT TITLE:
HARRISON HOT SPRINGS MIXED-USE DEVELOPMENT

ADDRESS
100-130 ESPLANADE AVE
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
PROJECT DATA

DATE:	03/2008	SHEET NO.:	
SCALE:	AS SHOWN		
DESIGN:	FA		
DRAWING:	JA		
PROJECT NO.:	02/01		

A-1.0



**F. ADAB
ARCHITECTS
INC.**

1070-1010 RODDICKS CRESCENT
100TH YEARWOOD BL, DC VDP 361
TEL: (541) 937-3843 FAX: (541) 937-3312
EADAB@adabarchitects.com

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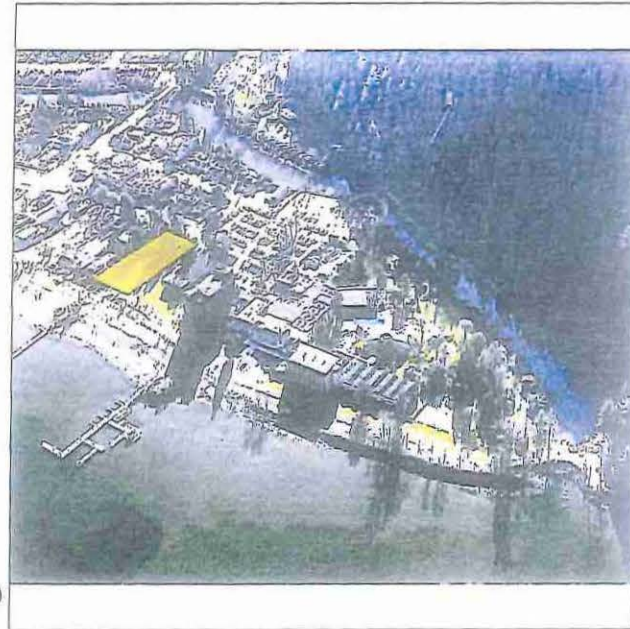
Contractors will verify and be responsible for all dimensions on this plan. It is advised to be informed of any discrepancies or violations (shown in grey).

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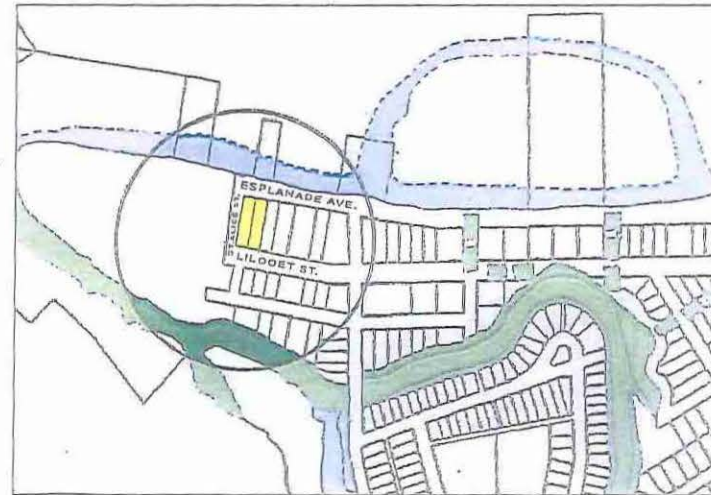
15	05/01/15	Revised for D.P. Submittals
14	02/03/15	Original Revision for D.P. Submittals
13	08/23/14	Revised for D.P. Submittals
12	09/18/14	Revised for D.P. Submittals
11	08/07/14	Finalized Elevations
10	07/14/14	Prepared P.D.R.
9	11/01/13	Revised for D.C.P. Submittals
8	05/13/13	Revised for D.C.P. Submittals
7	05/13/13	Revised for D.C.P. Submittals
6	05/13/13	Revised for D.C.P. Submittals
5	05/13/13	Revised for D.C.P. Submittals
4	05/13/13	Revised for D.C.P. Submittals
3	05/13/13	Revised for D.C.P. Submittals
2	05/13/13	Revised for D.C.P. Submittals
1	05/13/13	Revised for D.C.P. Submittals
10	05/13/13	Revised for D.C.P. Submittals

DRAWING TITLE:
**CONTEXT PLAN &
AERIAL PHOTO**

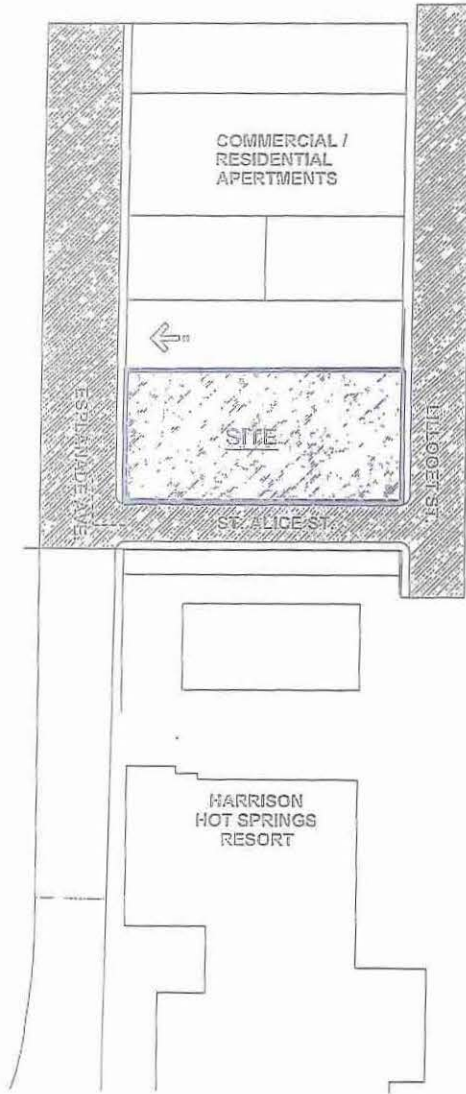
DATE:	01/2015	SHEET NO.:	
SCALE:	AS SHOWN		
DESIGNER:	FS		A-1.1
DRAWN BY:	FS		
PROJECT NO.:	1503		



AERIAL PHOTO



LOCATION MAP



CONTEXT PLAN

HARRISON LAKE

COMMERCIAL /
RESIDENTIAL
APARTMENTS

SITE

HARRISON
HOT SPRINGS
RESORT

ESPLANADE AVE.

LILLOET ST.



F. ADAB ARCHITECTS INC.

1125-1110 RODSVOLT CRESCENT
12074 VICTORIAN, BC V1P 3K1
TEL: 250-734-2001 FAX: 250-734-2001
EMAIL: info@f-adab.com

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Contractors will verify and be responsible for all dimensions on the job. We will not be allowed if any discrepancies and variations show on the job.

Some design documents are prepared solely for the use of the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

13	0204716	Revised for P.U.P. Submission
12	0205518	General Plan Update for P.U.P. Submission
11	1803308	Revised for P.U.P. Submission
10	1906708	Revised for P.U.P. Submission
9	0502085	Revised Elevations
8	0915023	Revised P.U.P.
7	1304491	Revised for P.U.P. Submission
6	0912887	Revised for Submission
5	0902931	Revised for P.U.P. Submission
4	0902931	Revised for P.U.P. Submission
3	0911887	Revised for P.U.P.
2	1801205	Changes to Design and Construction Documents
1	0302096	Start of the P.U.P.
03	0401	REVISED / 03/03

DRAWING TITLE:
SITE PHOTOS

DATE:	03/12/20	SHEET NO.:	A-1.2
SCALE:	1/8"		
DESIGNER:	FA		
DRAWN:	KA		
PROJECT NO.:	0533		



4



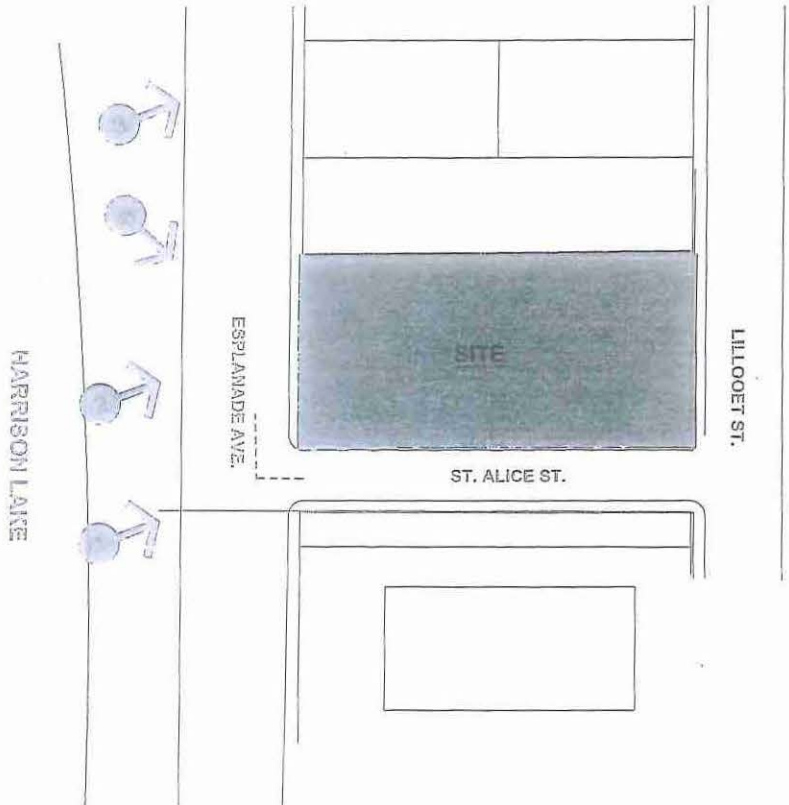
3



2



1





**F. ADAB
ARCHITECTS
INC.**

1100-1001 BROADVIEW AVENUE
OTTAWA ONTARIO, K1K 2R1
TEL: (438) 517-3002 FAX: (438) 517-3303
EMAIL: info@adabinc.com

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Contractor will verify and be responsible for all dimensions on the job. The architect is not responsible for any discrepancies and omissions prior to the start.

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NORTH ELEVATION

13	03/21/13	Revised for O.P. Submission
12	02/15/13	Concept Revision for O.P. Submission
11	01/23/13	Revised for O.P. Submission
10	10/30/12	Revised for O.P. Submission
9	09/28/12	Revised O.P. Submittal
8	08/15/12	Revised P.S.A.
7	07/14/12	Revised for O.P.P. Submission
6	06/27/12	Revised to accommodate landscape
5	06/22/12	Revised for O.P. Submission
4	05/25/12	Revised for P.S.A. Submission
3	04/17/12	Revised for P.P.
2	03/09/12	Concept 4 story mixed use in 10 story building
1	02/29/12	Revised for P.P.
REV.	DATE	DESCRIPTION

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS:
100 - 130 ESPRANDE AVENUE,
HARRISON HOT SPRINGS, B.C.

FOR:
TRICA CONSTRUCTION

DRAWING TITLE:
COLOURED NORTH
ELEVATION

DATE:	06/1/2013	SHEET NO.:	A-1.3
SCALE:	3/8"		
DESIGN:	FA		
DRAWING:	AL		
PROJECT NO.:	003		



**F. ADAB
ARCHITECTS
INC.**

1155-096 ROOSEVELT CRESCENT
NORTH WARDEN, BC V1P 5E1
TEL: (604) 949-3052 FAX: (604) 949-5202
CAD: info@fadam.com

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WEST ELEVATION

15	020200	Revised for D.P. Submission
17	020200	General Revision for D.P. Amendment
11	020200	Revised for D.P. Submission
10	190200	Revised for D.P. Submission
9	020200	Revised Drawings
8	020200	Revised F.S.R.
7	110200	Revised for D.C.P. presentation
6	020200	Revised to accommodate site work
5	020200	Revised to accommodate site work
4	020200	Revised for F.S.R. presentation
3	020200	Revised for a.s.
2	020200	Revised to accommodate site work
1	020200	Revised for a.s.
100	0000	PROJECT COMM

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS:
102 - 103 ESPLANADE AVE
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
COLOURED WEST
ELEVATION

DATE:	021 2008	SHEET NO.:	A-1.4
SCALE:	1/4"		
DESIGN:	FA		
DRAWN:	AB		
PROJECT NO.:	0000		



F. ADAE ARCHITECTS INC.

2175 WOOD FOREST DRIVE
NORTH SPRINGFIELD, SC 29124
TEL: (803) 333-3333 FAX: (803) 333-3333
EMAIL: info@fadae.com

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17	05/24/18	Revised for D.P. Submittal
12	04/15/18	General Revision to D.P. Submittal
11	03/23/18	Revised for D.P. Submittal
10	12/16/17	Revised for D.P. Submittal
9	05/22/17	Revised Elevation
8	04/11/17	Revised F.S.R.
7	12/14/17	Revised for S.C. Code Comments
6	07/17/17	Revised for S.C. Code Comments
5	02/25/17	Revised for S.C. Code Comments
4	08/23/16	Revised for F.M.R.D. comments
3	04/17/16	Revised for S.P.
2	05/05/16	Revised for S.P. comments
1	02/02/16	Revised for S.P.
10	04/16	REVISED FOR S.C. CODE

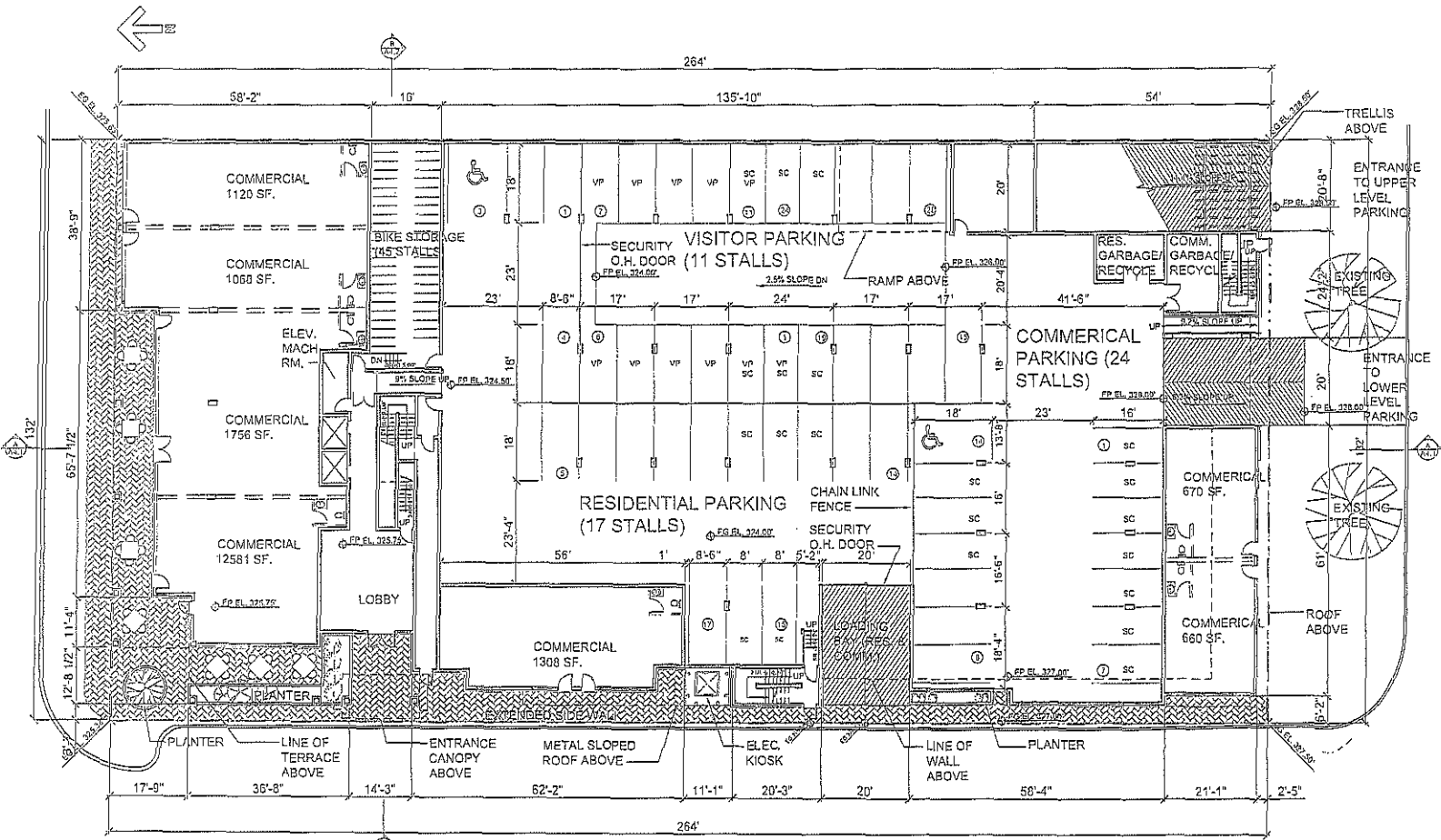
PROJECT TITLE:
HARRISON HOT SPRINGS MIXED-USE DEVELOPMENT

ADDRESS:
102-100 ESPLANADE AVE,
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
FIRST FLOOR PLAN

DATE:	03/18/18	SHEET NO.:	
SCALE:	AS SHOWN		
DESIGNER:	TA		A-2.1
DRAWN:	JA		
PROJECT NO.:	0203		



1ST FLOOR PLAN
GROSS COMMERCIAL AREA: 7840.38 S.F.





F. ADAB
ARCHITECTS
INC.

2113 ARCO ROOSEVELT DRIVE
SOUTH WASHINGTON, DC 20001
TEL: (202) 745-3333 FAX: (202) 745-3333
EMAIL: info@fadab.com

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13	02/24/10	Revised for E.P. Submission
12	02/19/10	General Revision for D.P. Annotations
11	10/23/09	Revised for E.P. Submission
10	10/20/09	Revised for E.P. Submission
9	07/27/09	Revised Drawings
8	06/11/09	Revised P.E.P.
7	11/14/08	Revised for G.C.P. Annotations
6	09/22/08	Revised for G.C.P. Annotations
5	07/25/08	Annotations and E.P. Annotations
4	06/27/08	Revised for P.W.G. Annotations
3	05/17/08	Revised for G.C.P.
2	04/29/08	Checked & ready for construction in 15 day construction
1	03/20/08	Issued for I.P.
103	04/16	REVISED / ISSUED

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

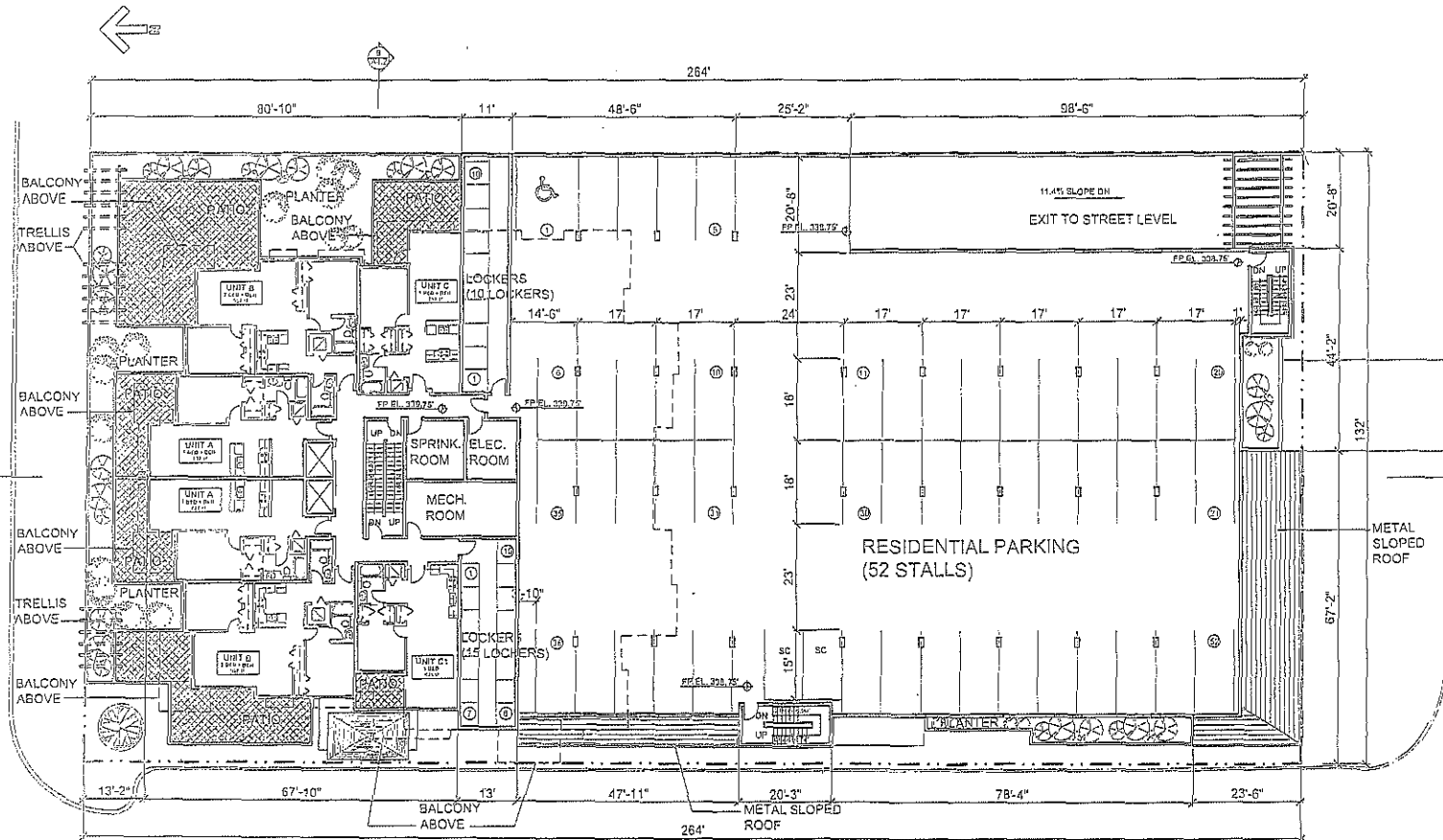
ADDRESS
102-150 ESNY/MADE AVE.
HARRISON HOT SPRINGS, G.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SECOND FLOOR PLAN

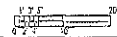
DATE:	03/20/08	SHEET NO.:	
SCALE:	1/4" = 1'-0"		
DESIGNER:	FA		
DRAWN:	JH		
PROJECT NO.:	020		

A-2.2



2ND FLOOR PLAN

GROSS RESIDENTIAL AREA: 5641.76 S.F.





**F. ADAB
ARCHITECTS
INC.**

4138-103 ROOSEVELT CRESCENT
VANCOUVER, B.C. V6P 2C1
TEL: (604) 971-2823 FAX: (604) 971-9792
EMAIL: info@f-adab.com

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13	07/24/10	Revised for B.P. Submission
12	07/16/10	General Revision by B.P. (revised)
11	10/27/09	Revised for B.P. Submission
10	10/09/09	Revised for B.P. Submission
9	02/20/09	Revised Drawings
8	03/11/05	Revised F.S.I.T.
7	11/10/07	Revised for B.P. Submission
6	09/15/07	Revised for B.P. Submission
5	06/25/07	Revised for B.P. Submission
4	02/09/07	Revised for F.W.D. Submission
3	01/11/05	Revised for F.P.
2	10/11/05	Checked if fully compliant with B.C. Building Code
1	02/03/05	Issued for F.S.
100	01/11/05	REVISED ISSUE

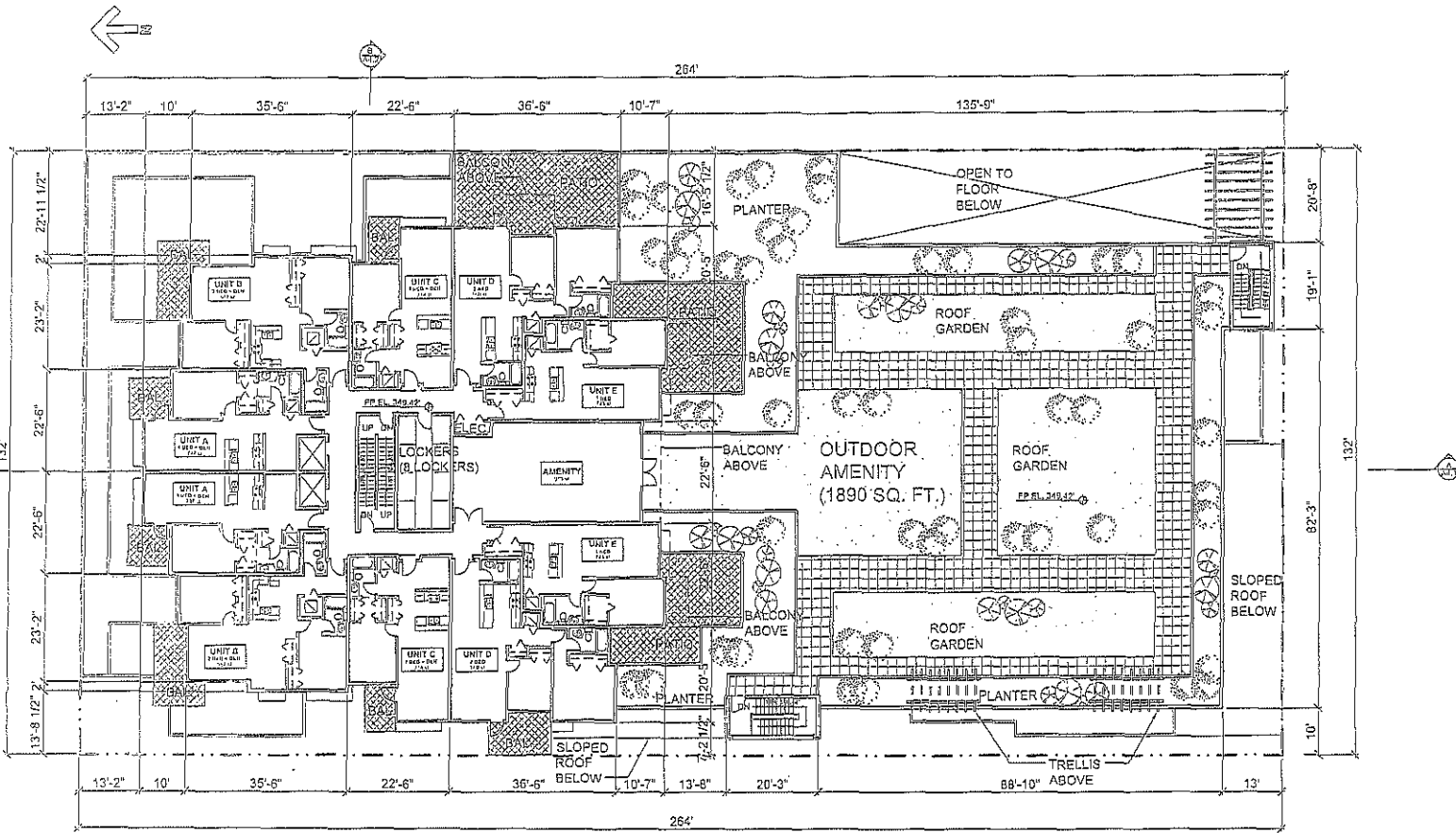
PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
102-120 ESPRANVALEAVE,
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

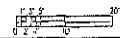
DRAWING TITLE:
THIRD FLOOR PLAN

DATE:	07/20/10	SHEET NO.:	
SCALE:	1/4"		
DESIGNER:	FA		
DRAWN BY:	JA		
PROJECT NO.:	0043		
			A-2.3



3RD FLOOR PLAN

GROSS RESIDENTIAL AREA: 10144.97 S.F. (INDOOR AMENITY INCLUDED)





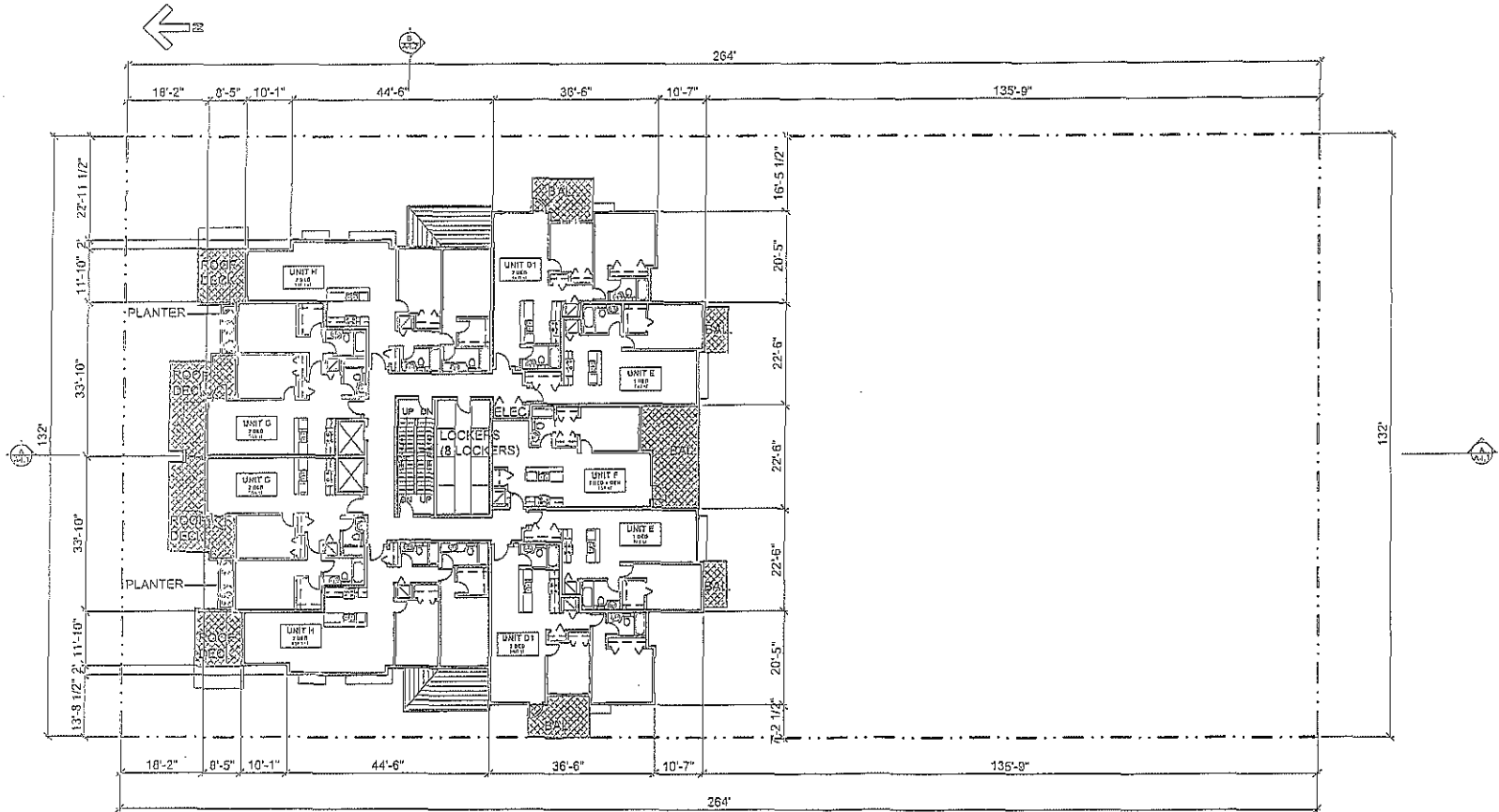
**F. ADAB
ARCHITECTS
INC.**

2157-1800 RIDGEVIEW COURT
NORTH VALENCIA, CA 91324
TEL: (661) 251-2823 FAX: (661) 251-9323
E: fadab@fadabarchitects.com

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6TH FLOOR PLAN
GROSS RESIDENTIAL AREA: 9416.97 S.F.

10	02/24/10	Revised for D.P. Submittal
12	02/24/10	Revised for D.P. Submittal
11	02/22/10	Revised for D.P. Submittal
10	02/18/10	Revised for D.P. Submittal
9	02/02/10	Revised for D.P. Submittal
8	01/14/10	Revised for D.P. Submittal
7	11/18/09	Revised for D.P. Submittal
6	09/17/09	Revised for D.P. Submittal
5	08/24/09	Revised for D.P. Submittal
4	08/03/09	Revised for D.P. Submittal
3	04/17/09	Revised for D.P. Submittal
2	10/18/08	Revised for D.P. Submittal
1	03/20/08	Revised for D.P. Submittal
PREP.	DATE	REVISION / REVISION

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS:
102-100 GESPANVADE AVE.
HARRISON HOT SPRINGS, IL

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SIXTH FLOOR PLAN

DATE:	REV:	SHEET NO.:
SCALE:	PK:	A-2.5
DESIGN:	FA:	
DRAWN:	AS:	
PROJECT NO.:	0543	





**F. ADAP
ARCHITECTS
INC.**

ARCHITECTS
10000 BROADWAY, SUITE 200
DALLAS, TEXAS 75241
PHONE: (214) 343-1111

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11	REVISE	Revised per the Schedule
12	REVISE	General Revision
13	REVISE	General Revision
14	REVISE	General Revision
15	REVISE	General Revision
16	REVISE	General Revision
17	REVISE	General Revision
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99	REVISE	General Revision
100	REVISE	General Revision

PROJECT TITLE:
HARRISON HOT SPRINGS
MARKER LANE DEVELOPMENT

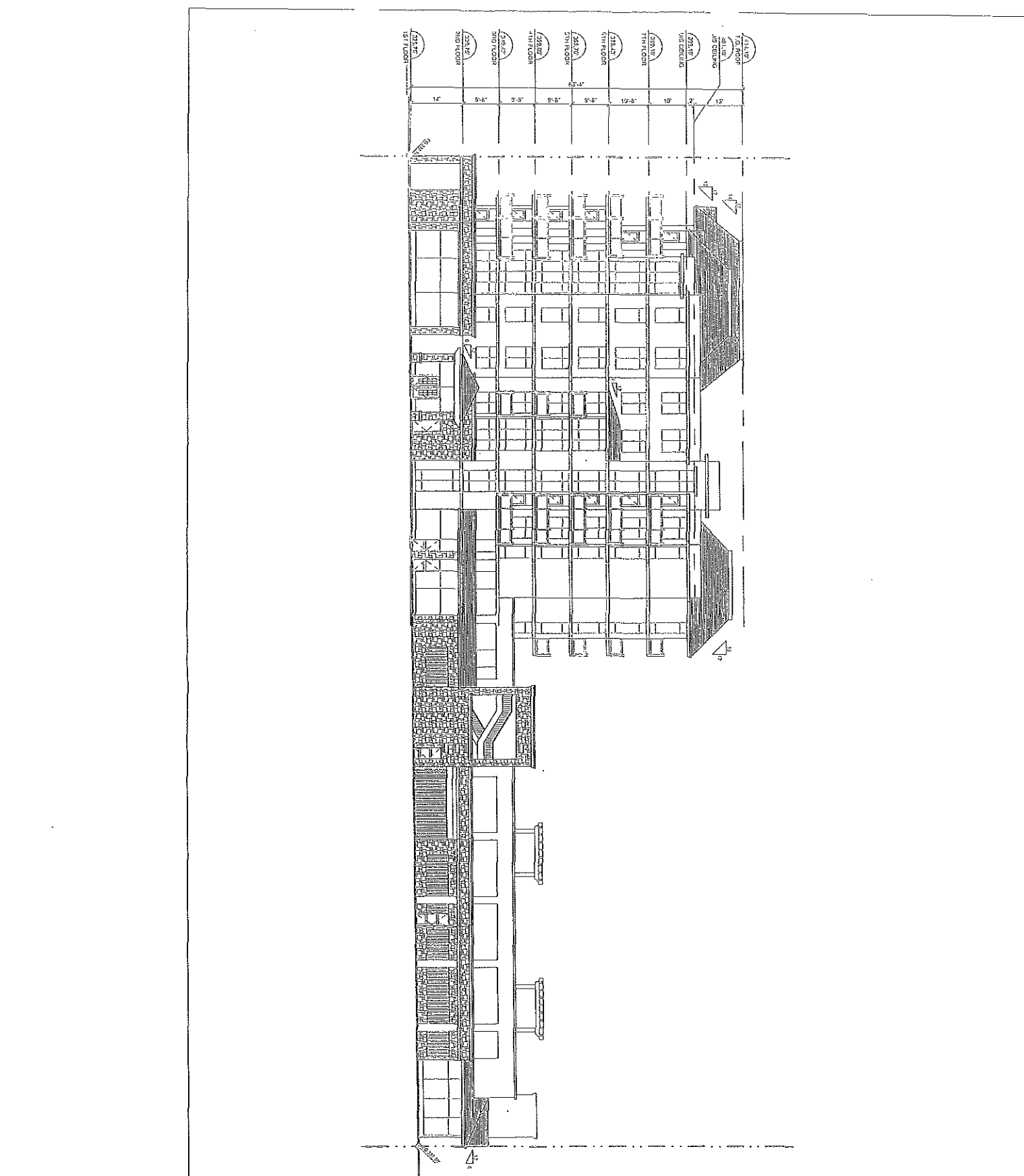
ADDRESS:
MARKER LANE
HARRISON, TEXAS 75646

DATE: 07/20/11

DRAWING TITLE:
WEST ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT NO.: A-3-2



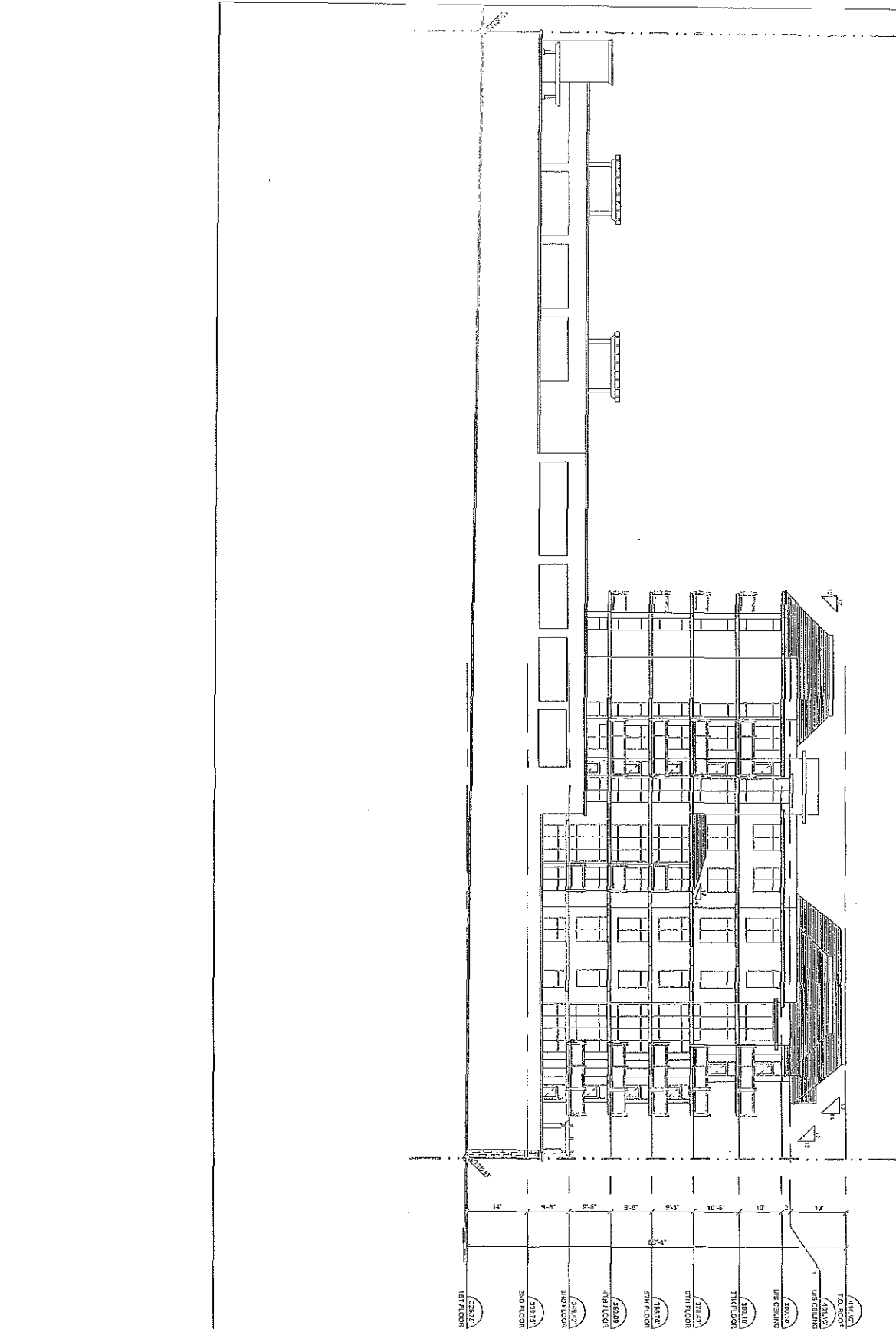


**F. ADAB
ARCHITECTS
INC.**

ASSISTANT REGIONAL DIRECTOR
1001 W. WASHINGTON AVE. 2ND FL.
CHICAGO, IL 60607
606.461.2000

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1	1/20/07	Preparation of Schematic
2	2/01/08	Development of Conceptual Design
3	03/20/08	Final Design
4	04/15/08	Final Set of Plans
5	05/01/08	Construction Administration
6	06/01/08	Final Design
7	07/01/08	Construction Administration
8	08/01/08	Final Design
9	09/01/08	Construction Administration
10	10/01/08	Final Design
11	11/01/08	Construction Administration
12	12/01/08	Final Design
13	01/01/09	Construction Administration
14	02/01/09	Final Design
15	03/01/09	Construction Administration
16	04/01/09	Final Design
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18	06/01/09	Final Design
19	07/01/09	Construction Administration
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26	02/01/10	Final Design
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98	02/01/16	Final Design
99	03/01/16	Construction Administration
100	04/01/16	Final Design



PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS:
1001 W. WASHINGTON AVE.
CHICAGO, IL 60607

FOR:
INCA CONSTRUCTION

DRAWING TITLE:
EAST ELEVATION

DATE: 01/15/15
SCALE: 1/8" = 1'-0"
DESIGNER: J.A.
DRAWN: J.A.
PROJECT NO. 001

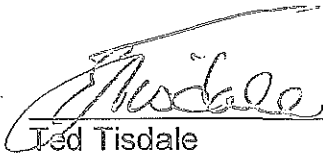
SHEET NO.: A-3.4

DIRECTOR OF FINANCE COMMENTS:



Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ted Tisdale
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** March 15, 2012
FROM: Debra Key, Deputy Chief **FILE:** 3900-01
Administrative Officer/CO
SUBJECT: Water Regulation and Fee Amendment Bylaw No. 999, 2012
And Sewer Regulation and Fee Amendment Bylaw No. 1000, 2012

ISSUE:

To rescind third reading of Water Regulation and Fee Amendment Bylaw No. 999, 2012 and Sewer Regulation and Fee Amendment Bylaw No. 1000, 2012, amend and reconsider third readings of Bylaws No. 999, 2012 and No. 1000, 2012.

BACKGROUND:

At the March 5, 2012 Council meetings, Council and the public were informed of a new Utility Service Fee which would replace the long time frontage charge that was included on the annual property tax notice. Subsequent to those meetings it was discovered when entering the frontage information into the new system that some corrections need to be made to some folios' actual frontage.

Amendments have been made to Bylaw No. 999 Schedule "A" to reflect business water service utility fee from \$12.69m to \$14.64m annually, residential water service utility fee from \$210.00 to \$207.00 annually and the minimum business fee from \$210.00 to \$207.00; and to Bylaw No. 1000 Schedule "A" for business sewer utility fee from \$11.09m to \$11.50m.

RECOMMENDATION:

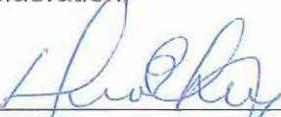
1. THAT third reading of Water Regulation and Fee Amendment Bylaw No. 999, 2012 be rescinded; and

THAT Bylaw No. 999, 2012 be amended and reconsidered for third reading.

2. THAT third reading of Sewer Regulation and Fee Amendment Bylaw No. 1000, 2012 be rescinded; and

THAT Bylaw No. 1000, 2012 be amended and reconsidered for third reading.

Respectfully submitted for your consideration;



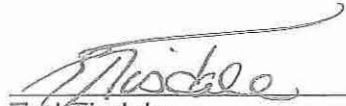
Debra Key
Deputy Chief Administrative Officer/CO

DIRECTOR OF FINANCE COMMENTS:



Dale Courtice, CGA
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ted Tisdale
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 999

A bylaw to amend the Water Regulation Bylaw No. 967

WHEREAS the Village of Harrison Hot Spring has deemed it advisable to amend Water Regulation Bylaw No. 967;

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 Water Regulation and Fee Amendment Bylaw No. 999, 2012".

2. TEXT AMENDMENT

- a. THAT Water Regulation Bylaw No. 967 be amended to read; "Village of Harrison Hot Springs Water Regulation and Fee Amendment Bylaw No. 980, 2012"; and
b. THAT on page 4 under Section 4 Service Connection and Disconnection 4.2, be amended by adding "If the owner does not connect, a user fee will be applied against that property, on the same basis of similar class properties connected to the Village's water system."; and
c. THAT Schedule "A" to Water Regulation Bylaw No. 967, 2011 is hereby repealed in its entirety and replaced with Schedule "A" attached hereto and forming part of this bylaw.

3. READINGS AND ADOPTION

READ A FIRST TIME THIS 5th DAY OF MARCH, 2012
READ A SECOND TIME THIS 5th DAY OF MARCH, 2012
READ A THIRD TIME THIS 5th DAY OF MARCH, 2012
RESCIND THIRD READING THIS DAY OF MARCH, 2012
AMENDED AND RECONSIDERED A THIRD TIME THIS DAY OF MARCH, 2012
ADOPTED THIS DAY OF MARCH, 2012

Mayor

Corporate Officer

SCHEDULE A

Pursuant to *Section 194 of the Community Charter* the following fees and charges are imposed in accordance with the terms and conditions approved by Council:

1. Water Service Utility Fee

All properties identified by folio numbers that are connected or can be connected to the water system will pay the following fee, in accordance with the terms and conditions approved by Council.

- | | |
|---|---|
| A. Class 1 Residential | \$207.00/per year |
| B. Class 6/8 Business and
Recreational/ Non Profit | \$14.64/per meter based on the
length of the property able to
connect to the water service or a
minimum fee of \$207.00/per year |
| C. Where the property has multiple property assessment class designation the fee will be based on the class 6/8 rate. | |

2. User Fees

All properties connected to the water system will pay the user fees as follows:

- | | |
|------------------------------|-------------------|
| A. Each Residential Unit | \$311.00/per year |
| B. Commercial | \$0.51/cu m |
| C. Residential Swimming Pool | \$311.00/per year |

3. Water Connection Fee

- | | |
|------------------------------|---|
| A. Single Family | \$1500.00 plus tax |
| B. Duplex (each unit) | \$1500.00 plus tax |
| C. Multi-Family & Commercial | Actual cost plus tax
(\$1500.00 deposit) |

4. Disconnection Fee

- | | |
|--------------------------|-------------------|
| A. Disconnection Fee | \$150.00 plus tax |
| B. Inspection | \$ 50.00 plus tax |
| C. Water Turn on/off Fee | \$ 50.00 plus tax |

5. Meter Test

- | | |
|----------------|-------------------|
| A. Residential | \$150.00 plus tax |
| B. Commercial | \$250.00 plus tax |

6. The user rates will be billed quarterly.
7. A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.
8. Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.





VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1000

A bylaw to amend the Sewer Regulation Bylaw No. 980

WHEREAS the Village of Harrison Hot Spring has deemed it advisable to amend Sewer Regulation Bylaw No. 980;

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 Sewer Regulation and Fee Amendment Bylaw No. 1000, 2012".

2. TEXT AMENDMENT

- a. THAT Sewer Regulation Bylaw No. 980 be amended to read: "Village of Harrison Hot Springs Sewer Regulation and Fee Bylaw No. 980, 2012"; and
- b. THAT Schedule "A" to Sewer Regulation Bylaw No. 980, 2011 is hereby repealed in its entirety and replaced with Schedule "A" attached hereto and forming part of this bylaw.

3. READINGS AND ADOPTION

READ A FIRST TIME THIS 5th DAY OF MARCH, 2012

READ A SECOND TIME THIS 5th DAY OF MARCH, 2012

READ A THIRD TIME THIS 5th DAY OF MARCH, 2012

RESCINDED THIRD READING THIS DAY OF MARCH, 2012

AMENDED AND RECONSIDERED A THIRD TIME THIS DAY OF MARCH, 2012

ADOPTED THIS DAY OF MARCH, 2012

Mayor

Corporate Officer

SCHEDULE A

Pursuant to *Section 194 of the Community Charter* the following fees and charges are imposed in accordance with the terms and conditions approved by Council:

1. Sanitary Sewer Service Utility Fee:

All properties identified by folio numbers that are or can be connected to the sanitary sewer system will pay the following fee:

- | | |
|---|---|
| A. Class 1 Residential | \$ 175.00/per year |
| B. Class 6/8 Business and Recreational/ Non Profit | \$ 11.50/per metre based on the length of the property able to connect to the sewer service or a minimum fee of \$175.00 per year |
| C. Where the property has multiple property assessment class designation the fee will be based on the class 6/8 rate. | |

2. User Fee:

All properties connected to the sanitary sewer system will pay the user fees as follows:

<u>Description</u>	<u>Rate</u>
Each Residential Unit	\$ 225.00
Commercial:	
Hotel/Motel (per room)	\$ 129.00
Campground	
Per Campsite	\$ 89.50
Sani-dumps	\$ 89.50
Washroom fixtures	\$ 89.50
Church	\$ 210.00
Barbershop, Beauty Salon	\$ 531.00
Laundry	\$8,053.00
Coin Laundry (per machine)	\$ 56.40
Commercial Pool	\$3,291.00
Spa	\$1,320.75
Licensed Establishment (per seat)	\$ 21.60
Restaurant, Café (per seat)	\$ 21.60
School (per classroom)	\$ 258.00
Retail Establishment	\$ 210.00
Service Station	\$ 421.00
Office	\$ 210.00
Repair Shop	\$ 210.00
Storage/Maintenance Shop	\$ 150.00
Pools/Spas that discharge water	.62m ³

3. Service Connection Fee:

A. Single Family Residential	\$1500.00 plus tax
B. Multi-Family Residential	\$1500.00 plus tax
C. Commercial	Actual cost plus tax (\$1500.00 deposit)

4. Service Disconnection Fee: \$ 150.00

5. The user rates will be billed quarterly.
6. A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.
7. Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.

