HARRISON HOT SPRINGS
Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS
NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: **Monday, July 14, 2014**
Time: **7:00 p.m.**
Location: **Council Chambers, 495 Hot Springs Road**
Harrison Hot Springs, British Columbia

1. CALL TO ORDER		
Meeting called to order by Mayor Facio		
2. INTRODUCTION OF LATE ITEMS		
3. APPROVAL OF AGENDA		
4. ADOPTION OF COUNCIL MINUTES		
THAT the Regular Council Meeting Minutes of June 16, 2014 be adopted.		**Item 4.1** **Page 1**
THAT the Special Council Meeting Minutes of June 26, 2014 be adopted.		**Item 4.2** **Page 7**
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws		
ii. Agreements		
iii. Committee/ Commission Minutes	Communities in Bloom Meeting Minutes of May 22, 2014.	**Item 6 iii.a** **Page 11**
iv. Correspondence	Letter from the Ministry of Community, Sport and Cultural Development dated June 26, 2014 Re: Medical Marihuana. Letter from Sts'ailes dated July 7, 2014 Re: Sasquatch Days.	**Item 6 iv.a** **Page 15** **Item 6 iv.b** **Page 21**
7. DELEGATIONS		
None.		

8. CORRESPONDENCE	
Letter from the Canadian Wood Council Re: BC 10th Annual Community Recognition Awards.	**Item 8.1** **Page 23**
9. BUSINESS ARISING FROM CORRESPONDENCE	
10. REPORTS FROM COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS	
11. REPORTS FROM MAYOR	
L. Facio - Verbal	**Item 11.1**
12. REPORTS FROM STAFF	
Report of Chief Administrative Officer – June 24, 2014 Re: Backhoe Replacement Options. Recommendation: THAT the *Backhoe Replacement Option Report* be received and further that Council instructs staff to negotiate a 60 month lease-to-purchase agreement for a **2014 Caterpillar 420F IT Backhoe Loader with Finning/Cat.**	**Item 12.1** **Page 25**
Report of Manager of Development and Community Services – July 7, 2014 Re: Development Permit 02/2014 (amendment to DP 01/2013). Recommendation: THAT Development Permit 02/2014 be issued as an amendment to Development Permit 01/2013 for a property with a PID of 002-102-234 located on the east side of Rockwell Drive; AND THAT staff draft a letter to the property owner and their agent advising that the mitigation measures should commence immediately.	**Item 12.2** **Page 45**
Report of Deputy Chief Administrative Officer/Corporate Officer – July 7, 2014 Re: Liquor Primary and Liquor Primary Club Structural Change Application. Recommendation: THAT Council recommend the issuance of a license for the Harrison Hot Springs Resort & Spa for an addition for a new outdoor patio; AND THAT the views of residents were not gathered as the proposed patio addition does not result in an increase in occupant load.	**Item 12.3** **Page 105**
Report of Manager of Development and Community Services – July 8, 2014 Re: Age-friendly Plan Update. Recommendation: *THAT the Age-friendly Plan Update Report be received for information.*	**Item 12.4** **Page 113**

Report of Manager of Development and Community Services – July 9, 2014 Re: 2014 Community Events 2nd Quarterly Report. Recommendation: THAT the "Event Management Plan 2014, 2nd Quarterly Status Report" be received for information.	**Item 12.5** **Page 137**
Report of Deputy Chief Administrative Officer/Corporate Officer – July 10, 2014 Re: Amendments to Use of Public and Municipal Property Policy 4.1. Recommendation: THAT the amendments to the Use of Public and Municipal Property Policy 4.1 be adopted.	**Item 12.6** **Page 143**
Report of Manager of Development and Community Services – July 10, 2014 Re: Sasquatch Park Boundary Amendment Report. Recommendation: 1. THAT Council support the proposed Sasquatch Park Boundary Amendment; 2. THAT Council not support the proposed Sasquatch Boundary Amendment; or 3. THAT Council remain neutral on the proposed Sasquatch Boundary Amendment. *(to be distributed prior to the Regular Council Meeting of July 14, 2014)*	**Item 12.7** **Page 149**
13. BYLAWS	
None.	
14. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)	
15. ADJOURNMENT	

4.1

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

DATE: June 16, 2014
TIME: 7:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE:

Mayor Leo Facio
Councillor John Buckley
Councillor Zoltan Kiss
Councillor Allan Jackson
Councillor Sonja Reyerse

Deputy Chief Administrative Officer/CO, Debra Key
Director of Finance, Dale Courtice

Recorder: Debra Key

ABSENT:

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

- Replacement page for page 43
- Report from the Deputy Chief Administrative Officer
  Re: Alternate Approval Process

3. **APPROVAL OF AGENDA**

Moved by Councillor Jackson
Seconded by Councillor Buckley

THAT the agenda be approved as amended.

CARRIED
UNANIMOUSLY

4. ADOPTION AND RECEIPT OF MINUTES

Moved by Councillor Jackson
Seconded by Councillor Buckley

THAT the minutes of the Regular Council Meeting of June 2, 2014 be adopted.

CARRIED
OPPOSED BY COUNCILLOR KISS

5. BUSINESS ARISING FROM THE MINUTES

None

6. CONSENT AGENDA

i. Bylaws

Miscellaneous Fee Amendment Bylaw No. 1059, 2014.

Park Regulation Amendment Bylaw No. 1060, 2014.

ii. Agreements

iii. Committee/ Commission Minutes

iv Correspondence

Letter from the Minister of Canadian Heritage and Official Languages dated May 22, 2014
Re: Celebrate Canada Program

i. Bylaws/ iv. Correspondence

Moved by Councillor Kiss
Seconded by Councillor Buckley

THAT Bylaw No. 1059, 2014 and Bylaw No. 1060, 2014 be adopted and the correspondence be received.

CARRIED
UNANIMOUSLY

7. DELEGATIONS

None

8. CORRESPONDENCE

None

9. BUSINESS ARISING OUT OF CORRESPONDENCE

None

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

Councillor Reyerse spent half a day with the Agassiz Senior Secondary Grads helping with mentoring their portfolios. The Chamber of Commerce gave two $500.00 bursaries to Tyler Kafi and Bailey Lowe. Tourism Harrison created the Save Spirit Trail Campaign. An arborist was paid to clean up the trail along with help from the Communities in Bloom Committee and the local Dragon Boat Team.

11. REPORTS FROM MAYOR LEO FACIO

June 21, 2014 Know Your Garden event will be taking place in the plaza from 11:00 a.m. – 2:00 p.m.

June 14, 2014 the second Age Friendly gathering took place at Memorial Hall.

June 7/8, 2014 the 3rd Annual Sasquatch Days took place. A great turn out.

June 15, 2014 a Celebration of Life was held for Ingrid Cunningham.

July 12-20, 2014 the Festival of the Arts will be taking place.

September 1, 2014 the Southern California Motorcycle Association will be having their 39th annual 3 Flag Motorcycle Tour.

June 19, 2014 Seabird Island is celebrating Aboriginal Day.

June 6, 2014 attended the Agassiz Senior Secondary Graduation Ceremony.

A letter of appreciation was received by former residents expressing their appreciation for the improvements on Esplanade Block 1.

June 8-11, 2014 attended the BC Economic Summit along with Councillor Jackson.

12. REPORTS FROM STAFF

12.1 **Report of Director of Finance – May 23, 2014**
Re: 2013 Statement of Financial Information

Moved by Councillor Kiss
Seconded by Councillor Jackson

THAT Council approves the 2013 Statement of Financial Information.

CARRIED
UNANIMOUSLY

12.2 **Report of Deputy Chief Administrative Officer/Corporate Officer – June 6, 2014**
Re: Community Works Fund (CWF) Agreement 2014-2024 under the Administrative Agreement on the Federal Gas Tax Fund

Moved by Councillor Jackson
Seconded by Councillor Reyerse

THAT Council enter into the Community Works Fund (CWF) Agreement 2014-2024 under the Administrative Agreement on the Federal Gas Tax Fund in British Columbia (Gas Tax Agreement) with the Union of British Columbia Municipalities.

CARRIED
UNANIMOUSLY

12.3 **Report of Deputy Chief Administrative Officer/Corporate Officer – June 10, 2014**
Re: Approval of Design and Concept – Village Historical Markers

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT Council approve the design and concept of a "Historical Marker" for the Glencoe Motel; and

THAT Council direct staff to review options to develop criteria and guidelines for a "Historical Marker Recognition Program."

CARRIED
UNANIMOUSLY

12.4 **Report of Deputy Chief Administrative Officer/Corporate Officer – June 16, 2014**
Re: Alternative Approval Process – Bylaw No. 1052, 2014, Miami River Dike Pump Station Upgrade Loan Authorization

Moved by Councillor Buckley
Seconded by Councillor Kiss

THAT July 28, 2014 at 4:30 p.m. be set as the deadline for receipt of elector responses by the Corporate Officer with respect to the Alternative Approval Process by Bylaw No. 1052, 2014;

CARRIED
UNANIMOUSLY

Moved by Councillor Reyerse
Seconded by Councillor Kiss

AND THAT the form attached be the approved form for Elector Responses for this bylaw;

CARRIED
UNANIMOUSLY

Moved by Councillor Buckley
Seconded by Councillor Kiss

AND FURTHER THAT the number of elector responses required to prevent Council from proceeding without the assent of the electors by referendum be 122.

CARRIED
UNANIMOUSLY

13. BYLAWS

13.1 Report of Deputy Chief Administrative Officer/CO – May 15, 2014
Re: Bylaw No. 1057, 2014 General Local Government Election Procedures Amendment

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT General Local Government Election Procedures Amendment Bylaw No. 1057, 2014 be given first, second and third reading.

CARRIED
UNANIMOUSLY

13.2 **Report of Manager of Revenue Services – May 21, 2014**
Re: Pre-Authorized Payment Bylaw No. 1058, 2014

Moved by Councillor Kiss
Seconded by Councillor Buckley

THAT Pre-Authorized Payment Bylaw No. 1058, 2014 be given first, second and third reading.

CARRIED
UNANIMOUSLY

14. **QUESTIONS FROM THE PUBLIC**

Q. A member of the public asked why there is no audio from the June 2, 2014 Regular Council Meeting?

A. The Corporate Officer commented that a response to the written request was provided. It is at the discretion of the recording secretary to record any meeting by an audio recording device.

15. **ADJOURNMENT**

Moved by Councillor Reyerse
Seconded by Councillor Jackson

THAT the meeting be adjourned at 7:41 p.m.

CARRIED
UNANIMOUSLY

Leo Facio
Mayor

Debra Key
Corporate Officer

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

DATE: June 26, 2014
TIME: 10:00 a.m.
PLACE: Council Chambers
495 Hot Springs Road, Harrison Hot Springs,
British Columbia

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

Chief Administrative Officer, Ian Crane
Manager of Development and Community Services, Lisa Grant
Operations Manager, Ian Gardner

Recording Secretary: K. Sobie

ABSENT:

1. CALL TO ORDER

Mayor Facio called the meeting to order at 10:00 a.m.

2. INTRODUCTION OF LATE ITEMS

- Traffic Flow Item 6.3

3. APPROVAL OF AGENDA

Moved by Councillor Buckley
Seconded by Councillor Kiss

THAT the agenda be approved as amended.

CARRIED
UNANIMOUSLY

4. DELEGATIONS

5. REPORTS FROM STAFF

5.1 **Report of Director of Finance/ Operations Manager**
Re: Environmental Assessment and Hydro Technical Studies for Miami River Flood Protection Pump Upgrade

Moved by Councillor Buckley
Seconded by Councillor Jackson

THAT Council authorizes the spending of up to $60,000.00 from general revenue for the purposes of an environmental assessment study and hydro study for the Miami River Flood Pump Upgrade Project.

CARRIED UNANIMOUSLY

5.2 **Report of Director of Finance**
Re: 2013 Annual Report

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT Council receives the 2013 Annual Report.

CARRIED UNANIMOUSLY

6. BYLAWS

6.1 **General Local Government Election Procedures Amendment Bylaw No. 1057, 2014**

Moved by Councillor Jackson
Seconded by Councillor Reyerse

THAT the General Local Government Election Procedures Amendment Bylaw No. 1057, 2014 be adopted.

CARRIED UNANIMOUSLY

6.2 **Pre-Authorized Payment Bylaw No. 1058, 2014**

Moved by Councillor Reyerse
Seconded by Councillor Jackson

THAT the Pre-Authorized Payment Bylaw No. 1058, 2014 be adopted.

CARRIED UNANIMOUSLY

6.3 **Traffic Flow**

Moved by Councillor Buckley
Seconded by Councillor Kiss

THAT staff review a traffic logistics plan for Esplanade;

AND THAT the number of handicap stalls be looked at;

AND THAT the staircase on Esplanade Block 1 that ends in a parking stall be considered a no parking stall;

AND FURTHER THAT the triangle on the corner of Spruce and Lillooet be expanded to allow better traffic flow.

CARRIED
UNANIMOUSLY

7. QUESTIONS FROM THE PUBLIC

7.1 A member of the public asked if Council would consider remarking the crosswalks throughout the Village to the appropriate standards with the black and white markings.

7.2 **RESOLUTION FOR CONSIDERATION TO RISE AND REPORT TO CLOSE THE MEETING TO THE PUBLIC.**

Moved by Councillor Buckley
Seconded by Councillor Jackson

THAT the meeting be closed to the public, except for Council and senior staff and for the purpose of receiving and adopting Closed Meeting Minutes convened in Section 90 of the *Community Charter* and to consider matters pursuant to:

Section 90(1)(k) negotiations and related discussions respecting the proposed of a municipal service that are their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED
UNANIMOUSLY

The Special Council Meeting closed to the public at 10:20 a.m.

The Special Council Meeting reconvened at 10:50 a.m.

7.3 Emergency Evacuation Route

Moved by Councillor Jackson
Seconded by Councillor Reyerse

THAT Council directs the Mayor and the Chief Administrative Officer at an upcoming meeting on July 8, 2014 with the District of Kent concerning the secondary access route that Council has expressed concerns about the boundary adjustment in Sasquatch Park.

AND THAT this item be referred to the Regular Council Meeting on July 14, 2014.

CARRIED UNANIMOUSLY

8. ADJOURNMENT

Moved by Councillor Buckley
Seconded by Councillor Reyerse

THAT the meeting be adjourned at 11:06 a.m.

CARRIED UNANIMOUSLY

Leo Facio
Mayor

Debra Key
Corporate Officer

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

DATE: May 22, 2014
TIME: 2:00 p.m.
PLACE: Council Chambers, Harrison Hot Springs, BC

IN ATTENDANCE: Councillor Jackson, Chair
Maureen Wendt
Jane Kivett
Tegwyn Bakken
Heather Coxon

Lisa Grant, Manager of Development and Community Services

ABSENT:
Kitty Niiranen

Krystal Sobie, Recording Secretary

1. CALL TO ORDER

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

2. LATE ITEMS

3. APPROVAL OF AGENDA

Moved by Jane Kivett
Seconded by Maureen Wendt

THAT the agenda be approved.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

Moved by Maureen Wendt
Seconded by Heather Coxon

THAT the minutes of the April 17, 2014 Communities in Bloom Committee meeting be adopted.

CARRIED UNANIMOUSLY

5. BUSINESS ARISING FROM THE MINUTES

6. ITEMS FOR DISCUSSION

6.1 Historical Signs

Discussion with Mr. Baziuk will take place to determine the location of the historical sign on the Glencoe Motel.

6.2 Know Your Gardens

Know your garden is taking place on June 21, 2014 11:00 a.m. – 2:00 p.m. at the Plaza. This will be a drop in event. Annette Laboucane, Master Gardner will be in attendance for any questions. There will be advertisement in the elementary school's newsletter along with the Agassiz/Harrison Observer, and a notice in each mailbox in Harrison. The following items will be taking place:

Sunflowers provided to all participants;
Display of bee houses;
Display of bees and butterflies;
Information on how to pulverize egg shells for the garden;
Examples of plant starters;
Miami River Streamkeepers Display;
Information on how to prune; and
Display of worm composters.

6.3 Judges

The Judge's handbook should be completed by the middle of June. Lisa Grant will provide information to be added to the handbook.

The final itinerary for the Judge's visit is complete.

6.4 Sts'ailes Sasquatch Mask

Sts'ailes Sasquatch Mask is now back at Sts'ailes and hopefully it will be available for Sasquatch Days.

6.5 July 1, 2014

Cans to hold Canada Day flags are being collected and will be wrapped in Canada Day material. The cans need to be collected by June 27, 2014 and taken to Erin at the Tourism Harrison office.

July 7, 2014 Harrison Hot Springs Road clean-up is taking place if anyone would like to help.

7. ADJOURNMENT

Moved by Heather Coxon
Seconded by Jane Kivett

The meeting adjourned at 3:26 p.m.

Allan Jackson	Debra Key
Chair	Corporate Officer

6 iv.a

RECEIVED

BY VILLAGE OF HARRISON HOT SPRINGS

BRITISH COLUMBIA

FILE #		DATE	
0400-20-04		July 3/14	
☑CAO		☐CO	
☑DCAO		☐ADMIN/ FINANCE	
☐DIRF		☐B/L ENF	
☐MGR REV SVCS		☑MAYOR	
☐CEDO		☑COUNCIL	
☐OP. MGR			
ITEM A	B	C	
COUNCIL AGENDA			
DATE July 14/14			
		INITIAL ☐	
(ITEMS: A-REQ. ACTION: B - INFO - WRESP; C - INFO ONLY)			

June 26, 2014

Ref: 155838

His Worship Mayor Leo Facio
Village of Harrison Hot Springs
Box 160
Harrison Hot Springs, BC V0M 1K0

Dear Mayor Facio:

We are writing in our capacities as Minister of Community, Sport and Cultural Development and Minister of Agriculture, regarding issues relating to medical marihuana production in British Columbia.

Many local governments have expressed concern regarding the potential establishment of medical marihuana production facilities in our communities, under the new federal regulations. Some local governments and stakeholders have written expressing an array of concerns, the most common messages concerning the exclusion of these facilities from qualifying for provincial farm class and if they would be considered an allowable farm use.

These concerns have been taken seriously and we understand that the establishment of these facilities within your communities will have a potential impact on services and costs. We brought your concerns to the attention of Honourable Christy Clark, Premier, and our Cabinet colleagues in the context of a larger discussion about medical marihuana production in the province.

After careful consideration, we are pleased to inform you that the Province of British Columbia has made a decision to implement a regulatory change that excludes medical marihuana, and any other federally regulated narcotic, from being eligible for farm classification for property assessment and tax purposes. This decision to treat medical marihuana as a restricted narcotic substance and a pharmaceutical is also consistent with the Province of Alberta. This change will apply to facilities located on both Agricultural Land Reserve (ALR) and non ALR lands.

In addition, please be advised that the Province will continue to view medical marihuana production facilities as an allowable farm use on ALR lands. The Ministry of Agriculture's policy position is that local governments should not prohibit medical marihuana production in the ALR. Any local government that has passed or is considering bylaws that address the issue of medical marihuana production within its boundaries may wish to seek legal counsel, as enacting such a bylaw may give rise to a constitutional challenge as frustrating a lawful initiative of the federal government. This is consistent with the position of the Agricultural Land Commission's updated Information Bulletin from January 2014 (http://www.alc.gov.bc.ca/publications/ALC_Info_Bulletin_Marihuana_Amended_Jan_2014.pdf).

.../2

Ministry of Community, Sport and Cultural Development

Office of the Minister

Mailing Address:
PO Box 9056 Stn Prov Govt
Victoria BC V8W 9E2
Phone: 250 387-2283
Fax: 250 387-4312

Location:
Room 124
Parliament Buildings
Victoria BC V8V 1X4

www.gov.bc.ca/cscd

Any applicant for a license must comply with all federal requirements including security and building standards, as well as local bylaws regulating site-specific requirements.

Consistent with British Columbia government policy, the Minister of Agriculture does not intend to approve any bylaw that would prohibit the production of medical marihuana in the ALR.

The Ministry of Agriculture will, however, offer guidance to local governments on the degree in which one of their farm bylaws could regulate medical marihuana production in the ALR through a Minister's Bylaw Standard specific to the production of medical marihuana on ALR land and will involve local governments in the development of those standards.

Minister's Bylaw Standards establish standards for the guidance of local government in the preparation of various bylaws affecting agriculture. Examples of current Minister's Bylaw Standards include:

- Building setbacks from lot lines
- Maximum lot coverage
- Maximum building heights

More information about Minister's Bylaw Standards is available on the Ministry of Agriculture's website at: www.al.gov.bc.ca/resmgmt/sf/guide_to_bylaw_development/Guide_to_ByLaw_Dev_index.htm.

Overall, we believe this decision reflects a balanced approach, which considers the interests of the federally licensed facility operators, the interests of the agricultural sector and the purpose of the Agricultural Land Reserve, and the concerns of local governments and communities. Also, enclosed for your reference are the Information Bulletin and Backgrounder (see: http://www.newsroom.gov.bc.ca/2014/06/bc-preserves-local-governments-tax-revenues-from-medical-marijuana-growers.html).

Sincerely,

Coralee Oakes
Minister of Community, Sport
and Cultural Development

Norm Letnick
Minister of Agriculture

Enclosures

pc: Dr. Laurie Throness, MLA, Chilliwack-Hope

BRITISH COLUMBIA

INFORMATION BULLETIN

For Immediate Release
2014CSCD0039-000862
June 24, 2014

Ministry of Community, Sport and Cultural Development
Ministry of Agriculture

B.C. preserves local governments' tax revenues from medical marijuana growers

VICTORIA – The Government of British Columbia is excluding federally-licensed medical marijuana production from the list of agricultural uses that qualify for farm classification for assessment and property tax purposes.

The decision will ensure local governments do not lose potential property tax revenues from the Health Canada licensed-production facilities.

Medical marijuana is a federally-regulated narcotic produced by licensed operators in British Columbia. There are currently five federally-licensed facilities in British Columbia.

B.C.'s position takes into consideration the nature of the highly-regulated and secure facilities, and is consistent with the approach being taken in neighbouring Alberta.

The Government of British Columbia will also continue to view medical-marijuana production as an allowable farm use within the Agricultural Land Reserve that should not be prohibited by local government bylaws. This is consistent with the Agricultural Land Commission's interpretation of the Agricultural Land Commission Act.

Federal regulations for medical marijuana came into effect April 1, 2014. The exclusion from farm classification for property tax purposes will take effect for property assessments in the 2015 taxation year.

Media Contacts:

Shannon Hagerman
Ministry of Community, Sport and Cultural Development
250 953-3677

Robert Boelens
Ministry of Agriculture
250 356-1674

BRITISH COLUMBIA

BACKGROUNDER

For Immediate Release
2014CSCD0039-000862
June 24, 2014

Ministry of Community, Sport and Cultural Development
Ministry of Agriculture

Eligibility for farm classification for property tax purposes

In British Columbia, the BC Assessment Act specifies which farm uses qualify for farm classification for property tax assessment purposes. If the income derived from these qualifying uses meets the prescribed levels, the land and buildings in which the activities are carried out may be eligible for certain tax benefits. Farm class confers significant benefits to a property through low land values, reduced tax rates, PST exemptions and exemptions on farm buildings of up to 87.5% of value.

The B.C. government has amended the farm class regulation to exclude federally-licensed medical marijuana production facilities as a qualifying farm product for assessment and taxation purposes. This means the facilities would not be eligible for the benefits of farm classification. The regulatory amendment will take effect in the 2015 property taxation year.

There are already approved activities on Agricultural Land Reserve (ALR) land that are not eligible for farm classification for assessment and property tax purposes. Excluded products and activities include farm or ranch tourism operations; sand and gravel extraction operations and winery and cidery facilities.

Facilities are accepted farm use within Agricultural Land Reserve
Licensed medical marijuana production facilities may be located on both provincial ALR and non-ALR lands, subject to local government zoning and other site requirements. The Agricultural Land Commission has determined that medical marijuana production is consistent with the definition of a farm use under the Agricultural Land Commission Act. However, as a federally-regulated narcotic, it will not be eligible for farm classification for property tax purposes. Consistent with the federal government's direction and the Agricultural Land Commission's position, and based on legal guidance, the Province agrees local governments should not prohibit medical marijuana production in the ALR.

Local governments looking to propose a bylaw prohibiting medical marijuana may wish to seek legal counsel as enacting such a bylaw may give rise to a constitutional challenge as frustrating a lawful initiative of the federal government.

Health Canada licensed facilities:
Since 2001, Health Canada has granted access to marijuana for medical purposes to Canadians who have had the support of their physicians. In June 2013, the Government of Canada introduced new regulations that treat medical marijuana as a controlled narcotic and created a new commercial industry that is responsible for its production and distribution. As of April 1, 2014, the only way to access medical marijuana for medical purposes is through commercial, licensed productions.

The federal government requires licensed producers to maintain specific security measures, including a detailed description of the measures and floor plans of the site, and to meet local government requirements as a condition of their license. As of May 5, 2014, five licenses have been issued to producers in Central Saanich, Maple Ridge, Whistler, Nanaimo and Spallumcheen.

Quick Links:

Health Canada (Medical Use of Marijuana): www.hc-sc.gc.ca/dhp-mps/marihuana/index-eng.php

BC Assessment: www.bcassessment.ca/Pages/default.aspx

Agricultural Land Commission: http://www.alc.gov.bc.ca

http://www.alc.gov.bc.ca/publications/ALC_Info_Bulletin_Marijuana_Amended_Jan_2014.pdf

Media Contacts:

Shannon Hagerman
Ministry of Community, Sport and Cultural Development
250 953-3677

Robert Boelens
Ministry of Agriculture
250 356-1674

Connect with the Province of B.C. at: www.gov.bc.ca/connect

6 iv. b

4690 Salish Way | Agassiz, BC V0M 1A1
t 604 796 2116 | w stsailes.com

Sts'ailes

FILE #	DATE
0220-	July 9/14

☐ CAO		☐ CO	
☐ DCAO		☐ ADMIN/ FINANCE	
☐ DIRF		☐ B/L ENF	
☐ MGR REV SVCS		☒ MAYOR	
☒ EDO		☒ COUNCIL	
☒ OP. MGR			

ITEM A B C

COUNCIL AGENDA
DATE July 14/14
INITIAL ☐

(ITEMS: A-REQ. ACTION:
B - INFO - WRESP;
C - INFO ONLY)

July 7, 2014

Mayor Leo Facio
Village of Harrison Hot Springs
PO Box 160
495 Hot Springs Road
Harrison Hot Springs, BC

Dear Mayor Facio,

On behalf of Sts'ailes and the Sasquatch Days organizing committee, I would like to express our sincere gratitude for the support and efforts put forth by the Village of Harrison Hot Springs. It is the collaboration of the Village and Sts'ailes, and the cooperation of the local businesses and residents that contribute to the success of Sasquatch Days.

Our 3rd annual Sasquatch Days proved to be an enjoyable event attended by thousands of guests and athletes. The festivities kicked off with a Procession, Opening/Welcome, and a dance performance. The Artisan village and the performances held at the St. Alice were well attended and the traditional Medicine walks were completely booked all weekend. The Salmon Barbeque, along with our Sasquatch foot bannock was enjoyed by many. There were over a dozen Canoe teams that travelled across Salish territory and the US to participate in the canoe races and were greeted with gifts and great hospitality. Collectively, the many facets of Sasquatch Days provide Sts'ailes and the Village a wonderful opportunity to share and showcase our culture and the beauty of Harrison with the public.

In addition to the great success of Sasquatch Days, room for improvement is inevitable as the event is evolving and growing each year. There were some recommendations put forth at our debriefing meeting to help us for next year's 4th annual event. The issue of parking and flow of traffic was the major concern and we have a list of suggestions to rectify these concerns and safety issues which include assistance and input from the RCMP. It is unfortunate about the damages to a small section of landscaped area and Sts'ailes has submitted payment to help cover the loss. We thank you for the opportunity to share this cost with the Village.

Once again, I'd like to thank and acknowledge the Village of Harrison Hot Springs for its assistance and collaborative effort in making Sasquatch Days a successful, healthy, positive experience for the many people involved. We look forward to next year.

Respectfully,

Steqoye'kul
Chief/CEO Harvey Paul

Cc: Erin Goosen, Village of HHS
Robert Lagasse, SDC CEO
Kandice Charlie, SDC Executive Assistant
Pat Charlie, Snowoyelh Director

Wood *WORKS!* BC 10th Annual Community Recognition Awards

2013 LMLGA Winner
North Vancouver City Hall

This year marks the 10th year Wood *WORKS!* BC will recognize and celebrate the successes of communities across the province which have built projects using wood.

The nomination form for the 2014 Community Recognition Awards will be available online at www.wood-works.ca/bc by mid-May. If you know of a wood structure that was completed by a local government in the last three years, please consider nominating it – ***it will only take 5 minutes!***

The process is really simple. Just go online and follow the instructions to enter the project by the nomination deadline of August 29. That's it!

If you have questions about your nomination, please contact Peter Moonen at 1.877.929.9663 ext. 5, (pmoonen@wood-works.ca); or Bill Billups and 1.877.929.9663 ext. 2 (wbillups@wood-works.ca)

The 2014 Wood *WORKS!* BC Community Recognition Awards will be presented at the annual Area Association Luncheons at the 2014 UBCM convention in Whistler in September.

wood WORKS!
Program of the Canadian Wood Council

Canadian Wood Council / Conseil canadien du bois

HARRISON HOT SPRINGS
Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE: June 24, 2014**

FROM: Ian Crane, CAO **FILE: 1280-01**

SUBJECT: Backhoe Replacement Options

ISSUE:
The 2014 budget allows for the replacement of the 1996 JCB Backhoe. Council requested further information regarding the replacement prior to staff making a firm purchase commitment.

Attached for Council's consideration are:

- A quote from Parker Pacific showing the estimated cost to repair the existing 1996 JCB Backhoe to a safe and reliable standard.
- Four separate quotes received from heavy equipment distributors interested in supplying the Village with a new backhoe.
- A Comparison Sheet documenting the four quotes.

Staff contacted interested suppliers to provide the Village with both a full purchase price and a monthly cost breakdown based on a 60 month lease-to-purchase option. The quotes received were all in accordance with the Village's specifications and all meet or exceed the requirements.

Staff has reviewed the information and considers the **$86,887.22** expenditure to refurbish the existing backhoe would not be in the Village's best interest and considering the *Equipment Reserve Fund* does not have the necessary funds required to purchase a backhoe staff recommends the only viable option to be a 60 month lease-to-purchase.

Based on the four quotes received staff believes the best value to be the **2014 Caterpillar 420F IT Backhoe Loader** quotation received from Finning/Cat.

RECOMMENDATION:

That the *Backhoe Replacement Option Report* be received and further that Council instructs staff to negotiate a 60 month lease-to-purchase agreement for a **2014 Caterpillar 420F IT Backhoe Loader** with Finning/Cat.

Respectfully submitted for your
Consideration;

Ian Crane
Chief Administrative Officer.

Dale Courtice, CPA, CGA
Director of Finance

Equipment Quote Comparison Sheet

Rubber Tired Backhoe

Supplier Name	Purchase $ (trade-in)	Lease to Purchase – 60 Month/mo.
Case (parker pacific)	$160,312.73 (no)	$2,821.63 + tax
JCB (Wajax)	$138,880.00 ($15,000.00)	$2352.00 + tax
John Deere (Brandt)	$128,800.00 (no)	$2240.00 + tax
Cat (Finning)	$143,600.00 ($12,000.00)	$1754.38 + tax

Rentals per Month vary from $5,200.00 to $5,600.00

Repairs to 1996 JCB approximately $90,000.00 estimated.

June 2014 HB.

INLAND KENWORTH
A member of The Inland Group
PARKER PACIFIC
A member of The Inland Group

QUOTATION

APRIL 23,2014

Branch: 15 Langley
Salesman: Dan Meester

Cell Phone: 604-702-8973
Email Address: dmeester@inland-group.com

CITY OF HARRISON HOT SPRINGS
PO BOX 160, 495 HOT SPRINGS ROD
HARRISON HOT SPRINGS
V0M-1K0
604-796-2171
Attention: TODD KAFI

QUOTE EXPIRES: MAY 31,2014

We propose to furnish the equipment described herein in accord with the specification,terms, and condtions outlined.

2014	**CASE**	**590SN-4**	**BACKHOE**	**$143,136.37**

Stock Number: 0
Serial Number: FACTORY ORDER

ATTACHMENTS	FACTORY OPTIONS
12" DIG BUCKET	EXTENDA HOE
24" DIG BUCKET	4 X 4
42" CLEAN-UP BUCKET WITH BOLT ON CUTTING EDGE	COMFORT STEER
4&1 FRONT BUCKET	FULL CAB WITH HEAT & A/C
AUX HYD FOR HAMMER HOE PACK	TIER 4 FPT ENGINE
FRONT FENDERS	AUX HYD CONTROL VALVE FOR ATTACHMENTS
PALLET FORKS	PRO-CONTROL
CUSTOMER OPTIONS REQUESTED	POWER BOOST
LANGLEY INSTALLED OPTIONS	
BLUE TOOTH READY RADIO WITH HEAD SET	
PARTS & SERVICE MANUALS	

TRADE INFORMATION:
SERIAL NUMBER:
YEAR:
HOURS:

Selling Price:		143,136.37
(Price is Subject to Doc Fees & Tire Levy)		
Less Trade-in:		-
GST:	5%	7,156.82
PST:	7%	10,019.55
Net Selling Price:		**160,312.73**

Accepted by: _____

Prepared by: _____

Ian Gardner

From: Todd Kafi
Sent: May-12-14 9:05 AM
To: Ian Gardner
Subject: FW: Case 590SN Backhoe

HARRISON HOT SPRINGS
Naturally Refreshed

Todd Kafi
Public Works Foreman

Municipal Office:
P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
E tkafi@harrisonhotsprings.ca
P 604 796 2171 F 604 796 2192

www.harrisonhotsprings.ca

From: Dan Meester [mailto:dmeester@inland-group.com]
Sent: May-12-14 8:33 AM
To: Todd Kafi
Subject: Case 590SN Backhoe

Todd,
Here are the numbers for you on the 2014 Case 590SN backhoe for a 60mon lease.

60 month lease will be $2,821.63 plus tax = $3,160.22 per month, first payment upfront then 59 payments to follow. At the end of the 60 payments the machine residual is $40,000.00 plus taxes. So you can either return the machine or buy it out.

Thanks

Dan Meester
Equipment Sales
dmeester@inland-group.com
Cell: 604-702-8973

Inland Kenworth – Parker Pacific
26820 Gloucester Way
Langley BC V4W 3V6
Office: 604 607 8555

JCB.

Ian Gardner

From: Todd Kafi
Sent: May-01-14 11:57 AM
To: Ian Gardner
Subject: FW: JCB Backhoe V.2
Attachments: 001.pdf

HARRISON HOT SPRINGS
Naturally Restored

Todd Kafi
Public Works Foreman

Municipal Office:
P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
E tkafi@harrisonhotsprings.ca
P 604 796 2171 F 604 796 2192

www.harrisonhotsprings.ca

From: Richard Batten [mailto:rbatten@Wajax.com]
Sent: April-30-14 1:43 PM
To: Todd Kafi
Subject: JCB Backhoe V.2

Hello Todd,

Thank-you for your continued interest in our JCB Backhoe Loaders

I have two options available for the Village of Harrison Hot Springs:

1) Month-month rental
   - Six Months maximum term
   - 200 hours available per month
   - 85% of Rental to apply to purchase
   - Village of Harrison is responsible for all maintenance, fuel, cartage of the unit and insurance
   - $5,200.00 per month plus tax *with thumb* OR $4,700 per month plus tax *without thumb*

2) Purchase Lease (quote attached is valid for 60 days)
   - Can be structured either as a loan or lease to $1
   - Monthly payment options (based on $0 down; rates subject to change):
     - 36 months-$3,728/month plus tax
     - 48 months-$2,867/month plus tax
     - 60 month-$2,352/month plus tax

Attached you will find an equipment sales agreement listing the subject machine's specifications and options including attachments.

Please don't hesitate to contact me with any questions.

Regards,

Richard Batten
Wajax Equipment
604-340-1317

Wajax Equipments a name of Wajax GP Holdco Inc.,held in its capacity as Trustee of Wajax GP Trust, General Partner of Integrated Distribution Systems LP

WAJAX

EQUIPMENT SALES AGREEMENT

9087 E. 198Th Street Langley, BC V1M 3B1 Phone: (604) 513-2216 Fax: (604) 513-1916

Customer Information
Village Of Harrison Hot Spring

Operations
495 Hot Springs Road Po Box 160
Harrison Hot Springs, BC V0M 1K0

Date: April 30, 2014
Reference No.: 23400

Wajax Sales Rep:Richard Batten
Email:rbatten@wajax.com
Mobile:604-340-1317
F.O.B:Harrison Hot Springs, Operations

Wajax Equipment thanks you for the opportunity of quoting your equipment requirements. Should you have any questions please do not hesitate to contact our office at your earliest convenience.

JCB 3CX-14 Super **NEW 2014** **S/N: JCB3CXAPJ02263416**

Factory Specification

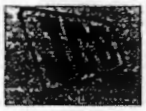
- JCB 3CX-14 Super, 4WD, Center Mount, 91 Horse Power, Power Shift Backhoe Loader
- Cab with Air Conditioning & Air ride seat
- 340 X 18 & 440 X 28 XMCL Radial - Michelin Tires
- Operator's Manual
- Extra Dig Dipper
- Hammer/Bi-Directional Pipework
- 5/8" Loader Arm Pipework
- Heavy Lift Cylinders
- Block Heater
- Driving Lights-Mid Level (Cab Mounted)
- Front Grill Bumpers
- Front Fenders
- Exterior Mirrors
- 5T lifting poiint on Backhoe Bucket Link
- Flip over stabalizer feet
- 220 Lbs. Front counterweight
- Smooth Ride

Attachments Options

- 92" Multipurpose Bucket
  -comes with bolt-on edge
- Manual Coupler
- 24" Digging Bucket
- 36" Cleaning Bucket
- Flip Over Forks For Front Bucket
- Hydraulic Thumb

Warranty Options

- 2 Years or 2,000 Hour FULL machine warranty
- 36 Month Structural Warranty



Wajax Equipments a name of Wajax GP Holdco Inc.,held in its capacity as Trustee of Wajax GP Trust, General Partner of Integrated Distribution Systems LP

EQUIPMENT SALES AGREEMENT

9087 E. 198Th Street Langley, BC V1M 3B1 Phone: (604) 513-2216 Fax: (604) 513-1916

Customer Information
Village Of Harrison Hot Spring

Date: April 30, 2014
Reference No.: 23400

	Quantity	Machine Price	Total
	1	$139,000.00	$139,000.00
		Less Rentals / Depreciation	$0.00

Trade Details

JCB 214	S/N: SLP214TCTE0442917	Hours: 0	Year: 2006		($15,000.00)
				Net	$124,000.00
			5 %	**GST**	$6,200.00
			7 %	**PST**	$8,680.00
			0 %	**QST**	$0.00
			0 %	**HST**	$0.00
				Environmental	$0.00
				Interest	$0.00
				Less Deposit	$0.00
				Total	**$138,880.00**

Vendor accepts terms and conditions herein and on the Terms and Conditions Page:

INTEGRATED DISTRIBUTION SYSTEM LP, BY ITS GENERAL PARTNER WAJAX GP TRUST, BY ITS TRUSTEE WAJAX GP HOLDCO INC.

Signed: _____

Name: _____

Date: _____

Purchaser accepts terms and conditions herein and on the Terms and Conditions page:

Village Of Harrison Hot Spring

Signed: _____

Name: _____

Date: _____

JOHN DEERE.

BRANDT TRACTOR LTD
QUOTE SHEET
Village of Harrison

Date	May 13,2014
Salesman	Bob Adams
Machine	2014 John Deere 310SK backhoe loader
Serial #	Factory Order

	MACHINE / OPTIONS	PRICE
	MACHINE / OPTIONS	
	IT 4 John Deere power tech 4045 engine 97 hp	
	4x4, extendahoe,auxillary plumbing	
	air seat,a/c,am/fm/cd radio	
	pilot controls	
	hydraulic thumb	
	24" dig bucket,18" dig bucket,42" cleanup bucket	
	universal quick coupler,4n1 front bucket 1.32 cu yd.	
	powershift transmission	
	ride control,auto-idle,JD link (machine monotoring system)	
	1 year full comprehensive warranty (more available upon request)	
	Selling Price:	$128,000.00
Delivery	Approx 30-45 days from date of order	
FOB point	BRANDT TRACTOR SURREY	
Notes	SUBJECT TO PRIOR SALE	

Village of Harrison Hot Springs
Quote in Cdn Funds
Quote Valid for 30 Days
Taxes not Included in Pricing

May 13, 2014

2014 Caterpillar 420F IT Backhoe Loader

Configuration:

- 12 Month Premier Machine Warranty
- 60 Month / 7500 Hour Powertrain & Hydraulic Warranty
- Caterpillar C4.4 ACERT Engine (Tier 4i Emission Standards)
- Deluxe Cab w/ Air Conditioning
- ROPS Cab Structure
- 1.3 cyd 4in1 Bucket w/ BOCE – IT Lugged
- 48" Pallet Forks – IT Lugged
- Caterpillar Manual Wedge Style Quick Coupler
- 24" Dig Bucket
- 42" Cleanup Bucket
- 12" Trench Bucket
- Caterpillar Hydraulic Thumb
- Auxiliary Hydraulics
- Extendable Stick
- Ride Control
- Firestone 4WD Floatation Tires
- Cold Weather Start Package
- Autoshift Transmission
- FOB Finning Surrey

Caterpillar 420F IT Machine Ready to Work: **$143,600.00**

Trade In: ***($12,000.00)***
1996 JCB 214 Loader Backhoe
3,680 Hrs
SLP214TCE0442917
3 Backhoe buckets; 4in1 MP Bucket; E-Stick
Tires are ~50%
**subject to inspection

Thank you for the opportunity to quote our Caterpillar 420F IT Backhoe Loader

Chris Wilfort
604.910.9903

Amortization Schedule

Quote number 414-0838
Interest rate 4.45%

Customer ..... HARRISON HOT SPRING - OP LEASE 60 MTH - 420FIT
Model ..... 420FIT Backhoe Loader

Date	Number of Payments Made	Starting Balance	Loan	Payment	Residual	Interest 4.45000%	Principal	Ending Balance
May-14-14	1	0.00	143,975.00	12,000.00	0.00	0.00	12,000.00	131,975.00
Jun-14-14	2	131,975.00	0.00	1,754.38	0.00	489.41	1,264.97	130,710.03
Jul-14-14	3	130,710.03	0.00	1,754.38	0.00	484.71	1,269.67	129,440.36
Aug-14-14	4	129,440.36	0.00	1,754.38	0.00	480.01	1,274.37	128,165.99
Sep-14-14	5	128,165.99	0.00	1,754.38	0.00	475.29	1,279.09	126,886.90
Oct-14-14	6	126,886.90	0.00	1,754.38	0.00	470.54	1,283.84	125,603.06
Nov-14-14	7	125,603.06	0.00	1,754.38	0.00	465.77	1,288.61	124,314.45
Dec-14-14	8	124,314.45	0.00	1,754.38	0.00	461.00	1,293.38	123,021.07
			143,975.00	24,280.66	0.00	3,326.73	20,953.93	
Jan-14-15	9	123,021.07	0.00	1,754.38	0.00	456.21	1,298.17	121,722.90
Feb-14-15	10	121,722.90	0.00	1,754.38	0.00	451.39	1,302.99	120,419.91
Mar-14-15	11	120,419.91	0.00	1,754.38	0.00	446.55	1,307.83	119,112.08
Apr-14-15	12	119,112.08	0.00	1,754.38	0.00	441.71	1,312.67	117,799.41
May-14-15	13	117,799.41	0.00	1,754.38	0.00	436.84	1,317.54	116,481.87
Jun-14-15	14	116,481.87	0.00	1,754.38	0.00	431.96	1,322.42	115,159.45
Jul-14-15	15	115,159.45	0.00	1,754.38	0.00	427.05	1,327.33	113,832.12
Aug-14-15	16	113,832.12	0.00	1,754.38	0.00	422.12	1,332.26	112,499.86
Sep-14-15	17	112,499.86	0.00	1,754.38	0.00	417.19	1,337.19	111,162.67
Oct-14-15	18	111,162.67	0.00	1,754.38	0.00	412.23	1,342.15	109,820.52
Nov-14-15	19	109,820.52	0.00	1,754.38	0.00	407.25	1,347.13	108,473.39
Dec-14-15	20	108,473.39	0.00	1,754.38	0.00	402.26	1,352.12	107,121.27
			0.00	21,052.56	0.00	5,152.76	15,899.80	
Jan-14-16	21	107,121.27	0.00	1,754.38	0.00	397.24	1,357.14	105,764.13
Feb-14-16	22	105,764.13	0.00	1,754.38	0.00	392.21	1,362.17	104,401.96
Mar-14-16	23	104,401.96	0.00	1,754.38	0.00	387.16	1,367.22	103,034.74
Apr-14-16	24	103,034.74	0.00	1,754.38	0.00	382.08	1,372.30	101,662.44
May-14-16	25	101,662.44	0.00	1,754.38	0.00	377.00	1,377.38	100,285.06
Jun-14-16	26	100,285.06	0.00	1,754.38	0.00	371.89	1,382.49	98,902.57
Jul-14-16	27	98,902.57	0.00	1,754.38	0.00	366.77	1,387.61	97,514.96
Aug-14-16	28	97,514.96	0.00	1,754.38	0.00	361.62	1,392.76	96,122.20
Sep-14-16	29	96,122.20	0.00	1,754.38	0.00	356.45	1,397.93	94,724.27
Oct-14-16	30	94,724.27	0.00	1,754.38	0.00	351.27	1,403.11	93,321.16
Nov-14-16	31	93,321.16	0.00	1,754.38	0.00	346.07	1,408.31	91,912.85
Dec-14-16	32	91,912.85	0.00	1,754.38	0.00	340.84	1,413.54	90,499.31
			0.00	21,052.56	0.00	4,430.60	16,621.96	
Jan-14-17	33	90,499.31	0.00	1,754.38	0.00	335.60	1,418.78	89,080.53
Feb-14-17	34	89,080.53	0.00	1,754.38	0.00	330.34	1,424.04	87,656.49
Mar-14-17	35	87,656.49	0.00	1,754.38	0.00	325.06	1,429.32	86,227.17
Apr-14-17	36	86,227.17	0.00	1,754.38	0.00	319.76	1,434.62	84,792.55
May-14-17	37	84,792.55	0.00	1,754.38	0.00	314.44	1,439.94	83,352.61
Jun-14-17	38	83,352.61	0.00	1,754.38	0.00	309.10	1,445.28	81,907.33
Jul-14-17	39	81,907.33	0.00	1,754.38	0.00	303.74	1,450.64	80,456.69
Aug-14-17	40	80,456.69	0.00	1,754.38	0.00	298.36	1,456.02	79,000.67
Sep-14-17	41	79,000.67	0.00	1,754.38	0.00	292.96	1,461.42	77,539.25
Oct-14-17	42	77,539.25	0.00	1,754.38	0.00	287.55	1,466.83	76,072.42
Nov-14-17	43	76,072.42	0.00	1,754.38	0.00	282.10	1,472.28	74,600.14
Dec-14-17	44	74,600.14	0.00	1,754.38	0.00	276.64	1,477.74	73,122.40
			0.00	21,052.56	0.00	3,675.65	17,376.91	
Jan-14-18	45	73,122.40	0.00	1,754.38	0.00	271.16	1,483.22	71,639.18
Feb-14-18	46	71,639.18	0.00	1,754.38	0.00	265.67	1,488.71	70,150.47
Mar-14-18	47	70,150.47	0.00	1,754.38	0.00	260.14	1,494.24	68,656.23
Apr-14-18	48	68,656.23	0.00	1,754.38	0.00	254.60	1,499.78	67,156.45
May-14-18	49	67,156.45	0.00	1,754.38	0.00	249.04	1,505.34	65,651.11
Jun-14-18	50	65,651.11	0.00	1,754.38	0.00	243.45	1,510.93	64,140.18
Jul-14-18	51	64,140.18	0.00	1,754.38	0.00	237.86	1,516.52	62,623.66
Aug-14-18	52	62,623.66	0.00	1,754.38	0.00	232.23	1,522.15	61,101.51
Sep-14-18	53	61,101.51	0.00	1,754.38	0.00	226.58	1,527.80	59,573.71
Oct-14-18	54	59,573.71	0.00	1,754.38	0.00	220.92	1,533.46	58,040.25
Nov-14-18	55	58,040.25	0.00	1,754.38	0.00	215.24	1,539.14	56,501.11
Dec-14-18	56	56,501.11	0.00	1,754.38	0.00	209.52	1,544.86	54,956.25

Amortization Schedule

Quote number 414-0838
Interest rate 4.45%

Customer ..... HARRISON HOT SPRING - OP LEASE 60 MTH - 420FIT
Model ..... 420FIT Backhoe Loader

Date	Number of Payments Made	Starting Balance	Loan	Payment	Residual	Interest 4.45000%	Principal	Ending Balance
			0.00	21,052.56	0.00	2,886.41	18,166.15	
Jan-14-19	57	54,956.25	0.00	1,754.38	0.00	203.80	1,550.58	53,405.67
Feb-14-19	58	53,405.67	0.00	1,754.38	0.00	198.05	1,556.33	51,849.34
Mar-14-19	59	51,849.34	0.00	1,754.38	0.00	192.27	1,562.11	50,287.23
Apr-14-19	60	50,287.23	0.00	1,754.38	0.00	186.48	1,567.90	48,719.33
May-14-19	61	48,719.33	0.00	0.00	48,900.00	180.67	48,719.33	0.00
			0.00	7,017.52	48,900.00	961.27	54,956.25	
total			143,975.00	115,508.42	48,900.00	20,433.42	143,975.00	

Ending balance not equal to early buy out amount

PARKER PACIFIC

1996 JCB REPAIR ESTIMATE

MEMBER OF THE INLAND GROUP

26820 Gloucester Way, Langley, B.C. V4W 3V6
(604) 607-8555 GST # 133498386

05-01-14
INVOICE NUMBER
>>>> est480 <<<<

CUSTOMER NAME — NUMBER 150100
CASH SALES — PHONE 604 796-2838
DISTRICT OF HARRISON — P.O. NO.
501 HOT SPRINGS — PROMISED — DATE 04-28-14 11:26
HARRISON HOT SPRINGS, BC — SVC WTR KV *

SERIAL NO. — UNIT NO. — MILEAGE
YEAR/MAKE/MODEL - 1996 JCB SITE MASTER 215 — LICENSE
ENGINE/MODEL/SERL — CPL/ARRG
TRNS/MODEL/SERL - — R RATIO
RXLS MODEL/SERL -
SELL DLR — DEL DATE — DEL MILE

CCCCCCCCCC 0000000000 DDDDDDDDDD
CCCCCCCCCCCC 000000000000 DDDDDDDDDDDD
CCCC CCCC 0000 0000 DDDD DDDD
CCCC CCCC 0000 0000 DDDD DDDD
CCCC 0000 0000 DDDD DDDD
CCCC CCCC 0000 0000 DDDD DDDD
CCCC CCCC 0000 0000 DDDD DDDD
CCCCCCCCCCCC 000000000000 DDDDDDDDDDDD
CCCCCCCCCC 0000000000 DDDDDDDDDD

1 RE & RE BRAKES AND MASTER CYLINDERS.

		TOTAL LABOR		2384.00
		TOTAL PARTS		5289.22
	1	2 A 15/920110	CYLINDER	1043.76
V	2	2 A 458/M5481	PISTON	2007.98
V	3	2 A 458/20236	PISTON	1355.38
V	4	2 A 813/50012	SEAL	191.96
V	5	2 A 813/50026	SEAL	101.62
V	6	6 A 450-10213	PIN	477.12
V	7	4 A 2203/0071	CLIP	79.44
V	8	2 A 816/60040	NIPPLE	31.96

2 INSPECT AND REPAIR BACKHOE HYDRAULIC HOSES.

		TOTAL LABOR		1192.00
		TOTAL PARTS		7082.25
V	1	2 A 613/29400	HOSE	502.64
V	2	1 A 629/20800	HOSE	238.79
V	3	1 A 629/20700	HOSE	173.17
V	4	2 A 629/20600	HOSE	483.28
V	5	1 A 614/02100	HOSE	136.79
V	6	1 A 613/05500	HOSE	148.24
V	7	3 A 613/05700	HOSE	422.70
V	8	1 A 614/02300	HOSE	343.03
V	9	1 A 123/32100	HOSE	2557.99
V	10	4 A 613/23100	HOSE	430.40
V	11	1 A 128/H2794	HOSE	319.06
V	12	1 A 128/H2796	HOSE	289.98

PARKER PACIFIC

THE INLAND GROUP

26820 Gloucester Way, Langley, B.C. V4W 3V6
(604) 607-8555 GST # 133498386

05-01-14
INVOICE NUMBER >>>> est480 <<<<

CUSTOMER NAME NUMBER 150100
CASH SALES PHONE 604 796-2838

V	13	2 A 613/05400	HOSE	192.26	
V	14	2 A 613/27600	HOSE	843.92	
3	INSPECT AND REPAIR FOR DAMAGED SEAT.				
		TOTAL LABOR			372.50
		TOTAL PARTS			3721.08
V	1	1 A 40/910129	SEAT	3721.08	
4	INSPECT AND REPAIR FOR DAMAGED FENDERS.				
		TOTAL LABOR			894.00
		TOTAL PARTS			1840.48
V	1	1 A 123/02469	FENDER	568.34	
V	2	1 A 123/02470	FENDER	548.20	
V	3	2 A 123/03875	FENDER	723.94	
5	REPLACE WORN STABILIZER PADS.				
		TOTAL LABOR			745.00
		TOTAL PARTS			1288.32
V	1	4 A 549/00024	STABILIZE	858.88	
V	2	2 A 549/00024	STABILIZE	429.44	
5	INSPECT AND REPAIR FOR BACKHOE AND BUCKET CYLINDERS WEEPING. (INCLUDES COST FOR CYLINDER SHOP TO INSPECT AND RESEAL CYLINDERS).				
		TOTAL LABOR			745.00
		TOTAL PARTS			4880.42
		TOTAL SUBLET LABOR			2000.00
V	1	1 A 991/20030	SEAL/KIT	165.36	
V	2	1 A 557/60210	CYLINDER	4622.08	
V	3	1 A 991/00103P	SEAL KIT	92.98	
V	4	1 X SUBLET LABOR	CYL-RPRS	2000.00	
7	INSPECT AND REPAIR FOR LOOSE FRONT AXLE. MAY NEED LINEBORING. (INCLUDES POSSIBLE LINEBORE COSTS).				
		TOTAL LABOR			2235.00
		TOTAL PARTS			6276.36
		TOTAL SUBLET LABOR			2500.00
V	1	1 A 811/10059	PIN	345.78	
V	2	2 A 808/00253	BUSHING	236.02	
V	3	1 A 904/09300	SEAL	20.17	
V	4	1 A 811/70018	PIN	93.83	
V	5	3 A 911/22800	PIN	82.44	
V	6	2 A 808/00173	BUSHING	237.48	
V	7	2 A 808/00352	BUSHING	338.06	
V	8	2 A 904/06500	SEAL	27.26	
V	9	2 A 907/08400	BRG	110.56	
V	10	2 A 2203/1082	CLIP	2.12	
V	11	1 A 904/50040	SEAL	48.01	

PARKER PACIFIC

MEMBER OF THE INLAND GROUP

26820 Gloucester Way, Langley, B.C. V4W 3V6
(604) 607-8555 GST # 133498386

05-01-14
INVOICE NUMBER

CUSTOMER NAME NUMBER 150100 >>>> est480 <<<<
CASH SALES PHONE 604 796-2838

V	12	1	A 2203/0035	CLIP	1.85
V	13	4	A 458/20061	TRUNNION	658.36
V	14	4	A 907/08300	BRG	269.24
V	15	4	A 907/06700	SEAL	76.40
V	16	2	A 333/G3318	KIT	661.16
V	17	3	A 911/22800	PIN	82.44
V	18	2	A 917/50200	BRG	138.72
V	19	2	A 904/50009	SEAL	90.68
V	20	2	A 828/00196	O-RING	51.28
V	21	4	A 907/52200	BRG	627.92
V	22	2	A 904/50033	SEAL	298.12
V	23	2	A 914/90402	SLEEVE	882.28
V	24	2	A 904/50042	SEAL	481.48
V	25	2	A 907/53300	BRG	302.68
V	26	1	A 907/09100	BRG	82.90
V	27	1	A 904/50023	SEAL	29.12
V	28	1	X SUBLET LABOR	LINEBORE	2500.00

8 SUPPLY AND FIT NEW CLEANUP BUCKET.

TOTAL LABOR	74.50
TOTAL PARTS	2750.00

V	1	1	A NPN-1	BUCKET	2750.00

9 INSPECT AND REPAIR FOR BACK WINDOW NOT LATCHING. REQUIRES NEW HARDWARE.

TOTAL LABOR	447.00
TOTAL PARTS	2222.59

V	1	2	A 916/0440	BRG	48.16
V	2	2	A 123/02475	BRG	164.00
V	3	4	A 1370/0303Z	NUT	5.28
V	4	1	A 123/02810	LINK	643.34
V	5	1	A 123/02811	LINK	643.34
V	6	4	A 122/06615	CAP	22.00
V	7	2	A 331/20895	STRUT	302.64
V	8	4	A 913/01102	CLIP	14.68
V	9	2	A 821/00318	CLIP	1.58
V	10	2	A 823/00223	WASHER	7.48
V	11	1	A 120/93201	HANDLE	19.61
V	12	1	A 120/93202	HANDLE	18.70
V	13	2	A 2102/0407	PIN	2.44
V	14	2	A 835/00026	PLUG	11.50
V	15	4	A 831/00099	BRG	24.00
V	16	2	A 913/0005	CLIP	9.34
V	17	2	A 120/83701	STUD	284.50

10 RE & RE FRONT GRILL.

TOTAL LABOR	223.50
TOTAL PARTS	1255.84

V	1	1	A 126/01053	GRILL	1255.84

PARKER PACIFIC

MEMBER OF THE INLAND GROUP

26820 Gloucester Way, Langley, B.C. V4W 3V6
(604) 607-8555 GST # 133498386

05-01-14
INVOICE NUMBER
>>>> est480 <<<<

CUSTOMER NAME
CASH SALES

NUMBER 150100
PHONE 604 796-2838

11 INSPECT AND REPAIR MACHINE THOROUGHLY FOR OIL LEAKS. MACHINE TO BE USED IN SENSITIVE AREAS. (DOES NOT INCLUDE LABOUR OR PARTS TO REPAIR ISSUES FOUND.)
TOTAL LABOR 149.00

12 INSPECT AND REPAIR ISSUES WITH FUEL SYSTEM.
TOTAL LABOR 894.00

13 PERFORM 1000 HR SERVICE ON MACHINE.
TOTAL LABOR 1043.00
TOTAL PARTS 1068.02

V	1	1 A 1000HR	KIT	1068.02

14 INSPECT AND REPAIR FOR DAMAGE TO MACHINE SIGNAL LIGHTS.
TOTAL LABOR 149.00

15 INSPECT AND REPAIR FOR DAMAGE TO MACHINE LIGHTS.
TOTAL LABOR 298.00
TOTAL PARTS 1603.02

V	1	4 A 700/31800	LIGHT	368.88
V	2	2 A 262/68200	LIGHT	1051.48
V	3	2 A 700/23600	LIGHT	182.66

16 INSPECT AND REPAIR FOR WORN PINS AND BUSHINGS AT BACKHOE BACK END.
TOTAL LABOR 2235.00
TOTAL PARTS 19219.79

V	1	1 A 809/00090	BRG	637.06
V	2	1 A 809/00081	LINER	759.86
V	3	1 A 125/38600	PIN	2335.54
V	4	2 A 808/00227	BUSH	615.98
V	5	2 A 809/00156	BRG	326.72
V	6	2 A 808/00220	WASHER	242.14
V	7	2 A 123/04237	SEAL	76.68
V	8	2 A 808/00228	BUSH	1148.32
V	9	2 A 809/00156	LINER	326.72
V	10	1 A 831/00115	LINER	413.03
V	11	2 A 2400/0232	O-RING	18.76
V	12	1 A 808/00261	BUSH	563.68
V	13	1 A 808/00201	BUSH	166.64
V	14	1 A 808/00241	BUSH	288.20
V	15	2 A 808/00364	BUSH	827.00
V	16	1 A 811/50400	PIN	408.80
V	17	2 A 811/50167	PIN	694.94
V	18	1 A 206/20705	SEAL	77.36
V	19	1 A 811/70078	PIN	680.11

PARKER PACIFIC

MEMBER OF THE INLAND GROUP

26820 Gloucester Way, Langley, B.C. V4W 3V6
(604) 607-8555 GST # 133498386

05-01-14
INVOICE NUMBER
>>>> est480 <<<<

CUSTOMER NAME
CASH SALES

NUMBER 150100
PHONE 604 796-2838

V	20	2 A	821/00297	CLIP	41.68
V	21	1 A	813/00182	GASKET	8.64
V	22	1 A	123/03430	BRG	1322.76
V	23	1 A	123/04237	SEAL	38.34
V	24	1 A	123/05995	SEAL	54.68
V	25	1 A	808/00308	BUSH	284.15
V	26	1 A	808/00301	BUSH	205.60
V	27	2 A	808/00364	BUSH	827.00
V	28	1 A	811/50400	PIN	200.16
V	29	1 A	811/70078	PIN	680.11
V	30	2 A	821/00297	CLIP	41.68
V	31	1 A	206/20705	SEAL	77.36
V	32	4 A	809/00131	LINER	777.76
V	33	1 A	811/50365	PIN	493.43
V	34	1 A	811/50371	PIN	289.30
V	35	4 A	813/00427	SEAL	131.20
V	36	1 A	811/50373	PIN	232.40
V	37	1 A	811/50365	PIN	493.43
V	38	1 A	811/50372	PIN	459.13
V	39	2 A	809/00125	LINER	270.04
V	40	2 A	809/00176	LINER	208.04
V	41	1 A	811/50367	PIN	369.40
V	42	1 A	333/G6734	PIN	134.15
V	43	1 A	811/90585	PIN	140.20
V	44	1 A	811/20061	PIN	185.84
	45	1 A	811/50368	PIN	179.15
	46	1 A	811/50369	PIN	151.08
V	47	2 A	813/00425	SEAL	40.06
V	48	2 A	911/12400	PIN	275.48

MISCELLANEOUS SUPPLIES 499.99

G.S.T. - REG. NO. 133498386 5.0 % OF 77577.88 = 3878.89

PARTS SLS SHOP	355B	58497.39
SUBLET LABOR SLS CUS	356H	4500.00
LABOR SLS CUSTOMER	360B	14080.50
SUPPLIES RECOV SHOP	917L	499.99
PST	217	5,430.45
GST 133498386	260	3878.89
PLEASE PAY THIS TOTAL	106	86887.22

HARRISON HOT SPRINGS
Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE: July 7, 2014**

FROM: Lisa Grant **FILE: 3060- 02-2014**
Manager of Development and Community Services

SUBJECT: Development Permit 02/2014 (amendment to DP 01/2013)

ISSUE:
Development Permit 02/2014 to amend Development Permit 01/2013 for unapproved works which altered the landscape for a property located on the east side of Rockwell Drive at the corner of Lillooet Avenue.

BACKGROUND:
In the fall of 2013, a Development Permit was issued for a property located on the east side of Rockwell Drive as part of a one lot subdivision proposal. The Development Permit dealt with lands subject to hazardous conditions, and a geotechnical report by Fraser Valley Engineering formed part of the Development Permit. This report outlined access, safe building envelope and guidelines for future geotechnical evaluation should construction and/or further subdivision be proposed.

DISCUSSION:
In late December 2013, an agent for the owner undertook works on the property at the corner of Rockwell Drive and Lillooet Avenue. These works were not consistent with the geotechnical report by Fraser Valley Engineering and therefore not permitted by the Development Permit. Prior to the Village being able to post a Stop Work Order on the machine undertaking the works slipped onto its side. Once the machine was removed from the slope as outlined by an engineer, the property owner undertook a second geotechnical evaluation to determine if the unauthorized works impacted the safety of the property and surrounding area.

The second geotechnical report prepared by Madrone Environmental Services and divided the tote road (as defined by the report) into different segments based on topographic conditions. It also rated hazards as low, moderate and high. Areas rated as a high risk, should be addressed immediately. The report also provides mitigation measures to be implemented to ensure the property is safe for the intended use. One section of the tote road is rated as high risk due to the steepness of the slope, unstable colluvium above the road, and perched rocks and potential rockslide to trail

below. The report details how these issues should be addressed. This includes supervision of works be a qualified professional engineer, lowering certain portions of the slope, removal of perched rocks, and a construction management plan. The report also advises that the original access route identified by Fraser Valley Engineering is not impacted by these unapproved works.

Based on this information, staff is proposing to amend the Development Permit to include the new report. This will allow the property owner to undertake the works immediately to ensure the risk to the property is mitigated. Staff will follow up with the property owner and agent in writing advising that mitigation measures should be undertaken immediately based on the recommendations of the Geotechnical Report by Madrone Environmental Services.

RECOMMENDATION:
THAT Development Permit 02/2014 be issued as an amendment to Development Permit 01/2013 for a property with a PID of 002-102-234 located on the east side of Rockwell Drive.

AND THAT staff draft a letter to the property owner and their agent advising that the mitigation measures should commence immediately.

Respectfully submitted for your
consideration;

Lisa Grant
Manager of Development and Community Services

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Ian Crane
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS

DEVELOPMENT PERMIT

FILE: DP 02/2014

1. This Development Permit No. 02/14 is issued to:

WILMARK HOMES LTD., INC. NO. 199454
33677 Arcadian Way
Abbotsford, BC V2S 7T4

(as to an undivided ½ interest)

HOMECRAFT CONSTRUCTION LTD., INC. NO. 207043
33677 Arcadian Way
Abbotsford, BC V2S 7T4

(as to an undivided ½ interest)

as the owners (the "Permittees") 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: 002-102-234

FRACTIONAL SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE 6TH MERIDIAN EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 251, SECONDLY: PART SUBDIVIDED BY PLAN 9656, THIRDLY: PART SUBDIVIDED BY PLAN 9786, FOURTHLY: PART SUBDIVIDED BY PLAN 27133, FIFTHLY: PART SUBDIVIDED BY PLAN 38836, SIXTHLY: PART SUBDIVIDED BY PLAN 48818, SEVENTHLY: PART SUBDIVIDED BY PLAN 53383, EIGHTHLY: PART SUBDIVIDED BY PLAN 66843, NINTHLY: PART SUBDIVIDED BY PLAN 66844, TENTHLY: PART SUBDIVIDED BY PLAN 66845, ELEVENTHLY: PART SUBDIVIDED BY PLAN 66846, TWELFTHLY: PART SUBDIVIDED BY PLAN 70213, THIRTEENTHLY: PART SUBDIVIDED BY PLAN LMP10582 NEW WESTMINSTER DISTRICT

(the "Lands")

2. This Development Permit ("DP") is issued pursuant to the *Local Government Act* and the applicable bylaws of the Village and is issued subject to compliance with all of the bylaws of the Village, except as specifically varied or supplemented by this Permit.

3. The following DP terms and conditions shall apply to the Lands:

3.1 Development considerations shall follow the recommendations as identified in the Geotechnical Report prepared by Fraser Valley Engineering Ltd. dated July 10, 2013 and subsequently Geotechnical Report prepared by Madrone Environmental Services dated June 13, 2014.

4. This Permit does not constitute subdivision approval or a Building Permit and does not entitle the Permittee to undertake any work without the necessary approvals or permits. Site work must be in compliance with the above noted geotechnical report.

5. If works defined in this Permit are not substantially commenced within two years of the date of issuance of this Permit, this Permit expires.

6. AUTHORIZING RESOLUTION PASSED by Village of Harrison Hot Springs Council on XX, 201X.

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

_____
WILMARK HOMES LTD., INC. NO. 199454

_____
HOMECRAFT CONSTRUCTION LTD., INC. NO. 207043

THIS PERMIT IS ISSUED this XX day of XX, 201X.

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

Attachments:

- Geotechnical Report prepared by Fraser Valley Engineering Ltd. dated July 10, 2013; and,
- Geotechnical Report prepared by Madrone Environmental Services dated June 13, 2014.

FRASER VALLEY ENGINEERING LTD.
CIVIL / GEOTECHNICAL / STRUCTURAL

101 – 33465 Maclure Road,
Abbotsford, B.C. V2S 0C4
Tel: 604-580-0364 Fax: 604-557-0390

July 10th, 2013

File: FV0149-7

KINGMA BROS. DEVELOPMENTS
33777 ARCADIAN WAY
Abbotsford, BC V2S 7T4
Attn.: Mr. Pete Kingma

Dear Mr. Kingma,

Subject: **Geotechnical Hazard Assessment for Proposed subdivision**
Village of Harrison Hot Springs, BC

1.0 INTRODUCTION

Fraser Valley Engineering Ltd. (FVEL) has been retained by Kingma Bros. Developments (Kingma) to conduct a geohazard assessment for a proposed three lot subdivision that includes a driveway that will serve to access the above mentioned subdivision. The purpose of the geohazard assessment is to assess the suitability of the site for the intended use. The property is located in the geotechnical hazard Development Permit Area (DPA) as defined by the Schedule 1-C of the Official Community Plan (OCP).

The scope of the geohazard assessment is outlined below:

- A desktop study which includes a review of available resources of the area, an aerial photo interpretation and terrain stability mapping.
- A field geohazard assessment of the site.
- Prepare a report presenting the findings, comments, and preliminary recommendations on feasibility of the proposed development.

This report is based on available information related to the site, a photo interpretation report prepared by Polar Geoscience, and visual observations during site reconnaissance. This report does not include assessment of the soil nor ground water contamination, if any, at the site or environmental services.

2.0 PROJECT BACKGROUND

2.1 SITE LOCATION

The legal description of the property (hereafter the Site) is: BLOCK FR EXCEPT PLAN 251 9656 9786 27133 38836 48818 53383 66843 66844 66845 66846 70213, EXC PL: LMP10582. The area of the site is approximately 4.2 Ha. The site is generally surrounded by forest land except to the east, which is bordered by Rockwell Drive and two houses located at 5616 and 5618 Rockwell Drive. The location of the site is shown on the attached Figure No. 1.

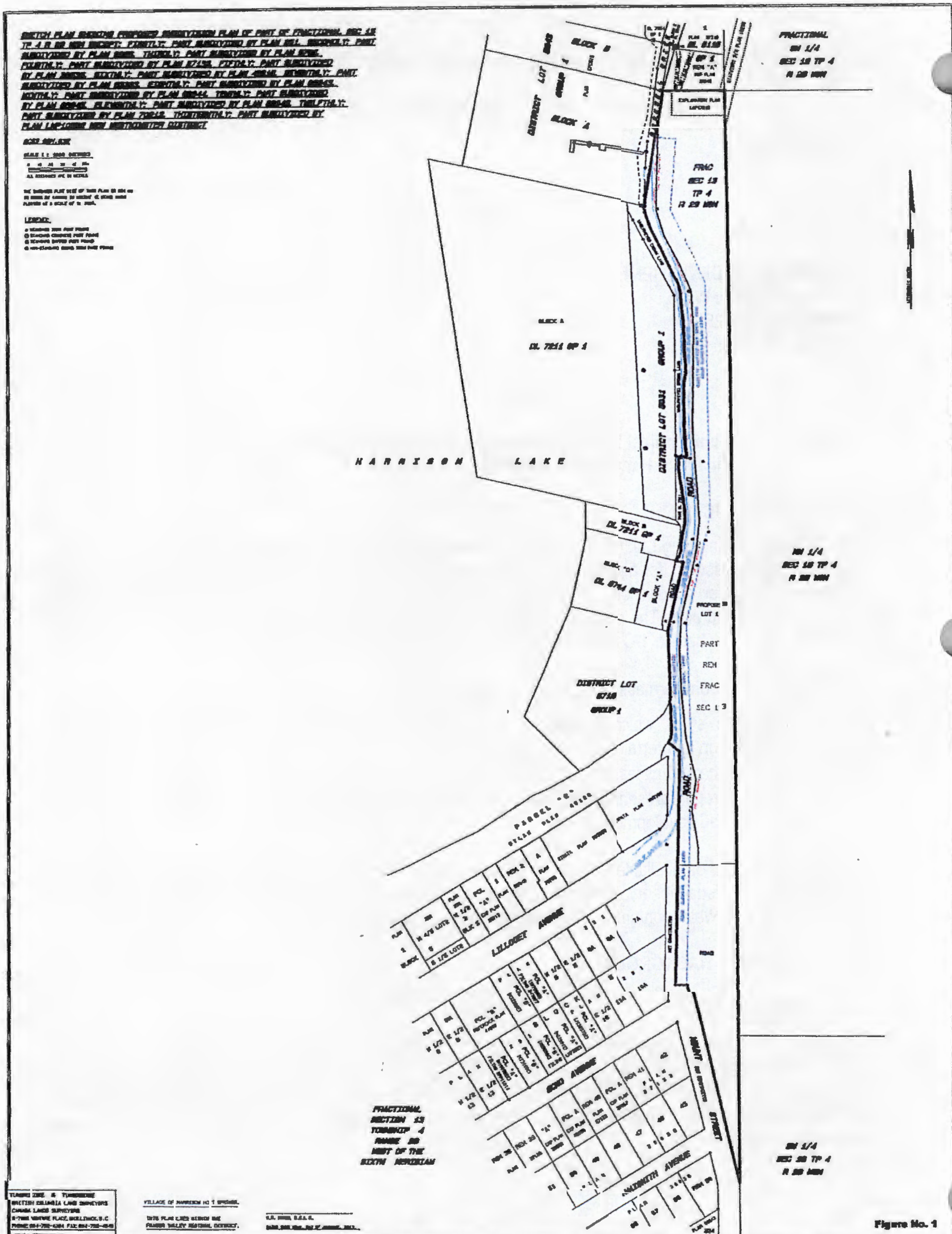

H A R R I S O N L A K E
BLOCK A
DL 7211 GP 1
DISTRICT LOT 6034 GROUP 1
ROAD
FRAC
SEC 13
TP 4
R 29 WSM
DISTRICT LOT
6718
GROUP 1
PART
REM
FRAC
SEC 13
PARCEL "G"
LILLOOET AVENUE
ECHO AVENUE
STREET
FRACTIONAL
SECTION 13
TOWNSHIP 4
RANGE 29
WEST OF THE
SIXTH MERIDIAN

Figure No. 1

101 – 33465 Maclure Road,
Abbotsford, B.C. V2S 0C4
Tel: 604-580-0364 Fax: 604-557-0390

2.2 PROJECT DESCRIPTION

Based on the topographical survey map-plan provided by OTG Developments, and information related to the proposed development FVEL understands that it is to build one residential lot and eventually a subdivision to comprise 3 estate lots and a road access.

We understand that to process the application for the proposed subdivision, a Site Specific Geotechnical Report is required due to the fact that the proposed area is designated as part of "Areas subject to Hazardous Conditions" according to the policies of the OCP.

3.0 METHODOLOGY

FVEL performed the geohazard assessment for the proposed residential subdivision in accordance to the OCP Guidelines, March 2007; tasks 9.4.4.D. These tasks include:

1. A topographic and geomorphic description of the site and a statement as to which type of natural hazards may affect it.
2. A review of pervious geotechnical studies affecting the site and/or of engineering work in the vicinity.
3. An assessment of the nature, extent, frequency (probability) and potential effect of the hazard including a description of the scientific methodology used to define these parameters. The methodology should be described in sufficient detail to facilitate a professional review of the study if necessary.
4. Proposed mitigative works (if any, including construction and maintenance programs for such works) and/or actions designed to prevent hazardous occurrences. Certificates of approval are required on all constructed works for which the engineer is responsible.
5. An assessment of the effect of the mitigative work in terms of its ability to reduce the potential impact of the hazard.
6. A certification that the land may be used safely for its intended use.
7. Any other recommendations which the engineer considers appropriate.
8. The signature and seal of a B.C. registered P.Eng. or P.Geo. with experience in the specialized field appropriate to the study.

3.1 DESKTOP STUDY

The objective of the desktop study was to determine the surficial geology, bedrock geology, and to conduct terrain stability mapping. Information related to the Study area which was reviewed includes: existing reports, topographic maps, aerial photos and, bedrock and surficial geology.

Thurber's Reports dated October 11, 1988 (Slope Hazard Evaluation – Harrison Hot Springs) and April 3, 1992 (Hazard Lands – Secondary Study) were reviewed to determine the extent of the areas affected by geohazard conditions.

The surficial geology mapping followed the terrain mapping classification system for British Columbia (Howes and Kenk, 1997) and the guidelines and standards to terrain mapping in British Columbia (RIC, 1996). The reconnaissance terrain stability mapping followed the Guidebook of BC Ministry of Forests (1999). Polar Geoscience Ltd. (Polar) provided the aerial photo interpretation of the site establishing that the lower slopes east and adjacent to the flood plain are talus slopes indicated as polygons 8,9,10 and 12.

101 – 33465 Maclure Road,
Abbotsford, B.C. V2S 0C4
Tel: 604-580-0364 Fax: 604-557-0390

3.1 DESKTOP STUDY cont'd

Upslope from the talus slopes is the steep bedrock slope consisting of polygon 7. The northern corner of the property, where the development is proposed, consists of gentle undulating bedrock with a discontinuous thin cover of till and weathered bedrock. The area to the east of the property (upper area) that consist of a series of cliffs separated by gently, undulating, bedrock-controlled benches was also assessed and included in the study area to determine potential hazards that may impact the site. Polar report is included in Appendix A.

The access road will be partially affected for the steep bedrock slope (polygon 7) up to reach the gentler slope area (polygon 6) to the north ending on the area of the proposed subdivision.

3.1.1 BEDROCK GEOLOGY

The project area is located south on the slopes of Bear Mountain east of Harrison Hot Springs and along the eastern bank of Harrison Lake. The Geological Survey of Canada Hope Map (Map No. 41-1989, Sheet–1; Monger, 1989) shows that the assessment area is underlain by Paleozoic-aged (Devonian to Permian) Island Arc sedimentary and volcanic rocks of the Chilliwack Group, including undifferentiated pelite, sandstone, minor conglomerate, mafic and felsic volcanic rocks. These rocks exist as interbedded layers dipping 55 degrees east north east (Monger, 1989) on the west slope of Bear Mountain. According to Monger, 1989, a series of cliffs have formed approximately along the contour of the slope and roughly perpendicular to the bedding planes within the assessment area. Dip slopes of the bedding planes behind the cliffs have formed several linear troughs across slope.

3.1.2 SURFICIAL GEOLOGY

The surficial materials on the study site are predominantly thin deposits of till and colluvium.

- The till exists as a veneer, blanket or mantle of variable thickness over the underlying bedrock surface. It typically consists of a fine grained matrix that surrounds and support clasts of a variety of sizes.
- Colluvium has accumulated during post-glacial times as a result of gravity induced slope movement that includes rock fall and soil creep. These deposits are represented by talus slopes which are observed in most of the site.

3.2 GEOHAZARD FIELD ASSESSMENT

Based on the preliminary information collected during the desktop study phase, the study area was visited. The purpose of the field assessment was to observe the surface and near surface conditions, and to verify both the hazardous and stable slope conditions as identified during the desktop study. During this assessment the following was noted:

- changes to slope geometry from either natural geomorphic processes or human activities;
- changes to groundwater and/or surface flow patterns from either natural changes in precipitation trends and runoff patterns, or human activities;
- changes in land use and/or changes resulting from resource development; and
- flooding hazard potential and/or snow avalanche hazard.

101 – 33465 Maclure Road,
Abbotsford, B.C. V2S 0C4
Tel: 604-580-0364 Fax: 604-557-0390

4.0 FIELD ASSESSMENT

FVEL conducted the field geohazard assessment on June 16, 2013. The purpose of the field assessment was to confirm geological units, delineate hazard zones, determine unstable or potentially unstable slope areas, erosion potential zones, and evaluate geomorphology features identified in the desktop study.

Access to the study area is available through an existing forestry trail. The proposed road access was traversed where accessibility permitted. The site is generally covered by grass, shrubs and trees.

Surficial soil on the site generally consists of silt, sand and gravel, weathered bedrock and bedrock. Scattered cobbles and boulders were observed on ground surface.

Surrounding the site is the study area that consists of slopes with gradients varying from 42% to 150%. The slopes generally face to the east, and are covered by trees. Pine, Cedar, Douglas fir, and Poplar trees are common in these areas. Localized landslides and erosion were observed in the study area.

5.0 DISCUSSION

The probability of natural hazards, including landslide (slope instability), flooding, and avalanche are presented in the following sections. This assessment has been conducted in accordance with specific probabilities of occurrence for these hazards adopted in the OCP for Landslide Hazards and MoTI for Flooding and Snow Avalanche Hazards are:

- Landslide Hazards = 1 in 500 years
- Flooding Hazards = 1 in 200 years
- Snow Avalanche Hazards = 1 in 300 years

5.1 SLOPE INSTABILITY

By contrast to its surrounding sloping areas, the proposed lot subdivision site is relatively flat. This area varies approximately from 30 m to 70 m in width. Natural ground gradients on the proposed area for the lots are generally less than 8% except at the south access where the gradients are approximately 12% to 15%. The proposed subdivision area may be considered Zone C (negligible hazard zone). A 20% to 30% slope was observed immediately east of the relatively flat area. This area may be considered Zone B (rockfall runout zone). Due to the consideration of Zone C for the proposed subdivision site, the probability of slope instability within the proposed lot and future lots area is judged to be low with a probability of less than 1 in 500 years.

The Geotechnical Hazard Zones were set out by Thurber Engineering (Thurber) in report dated April 23, 1992. Thurber 1992 report provides a delineation of the general hazard zones analyzing the potential runout distance of large falling rock fragments. Based on this analysis, it was established three hazards zones:

- Hazard Zone A: Steepland Zone
- Hazard Zone B: Rockfall Runout Zone
- Hazard Zone C: Negligible Hazard Zone

Steep slopes have been identified in the study area along the access road, inside and outside the boundaries of the site. Further discussions of slope instability within the study area are provided in the following subsections.

101 – 33465 Maclure Road,
Abbotsford, B.C. V2S 0C4
Tel: 604-580-0364 Fax: 604-557-0390

5.1.1 GENERAL SLOPE CONDITIONS

Slopes Above the Subdivision Site

The upslope portion of the study area, to the east of the proposed subdivision site, comprises slopes and troughs with natural gullies, and cliffs and talus slopes. The topography within the study area ascends from a minimum elevation of 13 m (near the west property line of the site) to a maximum elevation of 454 m (the east boundary of the study area). Based on a contour plan, the overall slope inclination is approximately 30° (58%). Steeper slopes of up to 56° (150%) are shown along the rock cliffs. Slope inclinations measured during FVEL's field assessment range from about 26° (49%) to 56° (150%).

Slopes below the Subdivision Site

The downslope portion of the study area, to the west of the proposed subdivision site, present slope gradients of about 18° (32%) to 34° (67%) as measured during FVEL's site assessment. The ground elevations of the slopes vary from approximately 20 m to 85 m. This area is generally covered by mature trees and bush. Access to the slope area is difficult. It appears that the steeper slope sections consist of shallow bedrock covered by thin sand overburden with boulders.

Access Road

The access road has a proposed length of approximately 200 m. A preliminary driveway design from Timbro Contracting is provided in Appendix B. Starting at Rockwell Dr. (approx. elev. 13 m) it runs northeast to Sta. 0+020 at approximate elevation 22 m. From Sta. 0+020 runs north to approximately Sta. 0+100 at approximate elevation 65 m. From Sta. 0+100 to Sta. 0+140 goes through a steep outcrop that will need to be blasted to maintain road grading at approximate elevation 75 m. The last section from Sta. 0+140 to Sta. 0+200 would be a gradual ascend to approximate elevation 85 m.

"J" shaped trees were noted at some locations between Sta. 0+40 and 0+80 of the access road indicating past ground creeping (a slow near surface movement mode). The stratigraphy in this area consists of a thin layer (about 0.9 m) of sandy and gravelly overburden overlying bedrock. The natural slope gradient is about 50° (112%). No slope failure and scars were observed. The ground creeping is probably resulted from steepness of the slope and thinness of the overburden cover on bedrock. The upper portions of the "J" shaped trees are upright, indicating that the ground creeping only happened in the young age of the trees. The slope movement has slowed or stopped, probably by development of the mature tree's root system into the shallow bedrock.

6.0 FLOODING

There are small swales on the traverse route that were dry at the time of FVEL's field assessment. A significant gully was observed immediately south of the start of the access road. The dimension of this gully is less than 4.0 m in width, with a very steep slope. Flow volume on this gully is suspected to be significant but of small duration. It appears that the ditch east of Rockwell Drive is able to deal with the flows coming from that gully.

Most of the springs observed along the traverse route were generally small and coming through bedrock outcrops. Above the proposed lot locations a significant spring was observed. An interception ditch has been constructed to capture flows from this spring above 5618 Rockwell Drive and direct it further to the road ditch.

101 – 33465 Maclure Road,
Abbotsford, B.C. V2S 0C4
Tel: 604-580-0364 Fax: 604-557-0390

Given the above information, the probability of flooding on the site is considered to be very low (<1:200). However, development of the proposed lot and future lots must take into consideration that site drainage is paramount.

7.0 AVALANCHE

The study area is currently heavily wooded, covered by mixed coniferous / deciduous forest. No avalanche run-out zones were observed. Other evidence of past avalanches such as J-shaped tree trunks, rubble lodged in tree trunks, flagged trees, snapped tree trunks, trim lines, and debris in valley bottom were not noted.

In general, the occurrence of avalanche is governed by snow supply and steepness of mountain slopes. Avalanche prone areas in the BC interior typically include the steep mountains where mean annual maximum snow accumulation exceeds 700 mm water equivalent (Ministry of Forests, 2002). No climate data is available for the Village of Harrison Hot Springs. The nearest weather station of Environment Canada is in Agassiz. The total annual snow is 82 cm according to Environment Canada national climate normals and averages for 1971 - 2000. The snow water equivalent is estimated to be 165 mm using a snow density of 20%. Therefore the snow supply in this region is generally considered to be insufficient for initiating an avalanche. The study area is classified as low avalanche hazard by BC MoT Snow Avalanche Programs (BC Ministry of Forests, 2002). A low avalanche hazard is defined as less than 1:300 years of return period (Gerath et al. 1996).

8.0 CONCLUSIONS

Our assessment indicates:

- Probability of natural landslides impacting the subject project is less than 1:500 years.
- Probability of an avalanche impacting the proposed site is less than 1:300 years.
- Probability of flooding on the proposed site is less than 1:200 years.
- Although the probability of future events has been quantified to the best of our abilities, there is always uncertainty when trying to predict the magnitude and frequency of geohazard events
- With reference to the OCP Guidelines, FVEL is of the opinion that the land use meets acceptable criteria, and the proposed subdivision site is safe for the intended use, in accordance with conclusions and recommendations in this report.

9.0 DEVELOPMENT CONSIDERATIONS

Recommendations provided in the following subsections are considered best engineering practices and are intended as a guide to planning and engineering for the development. Specific recommendations related to each lot will need to be developed once the layout of the subdivision is further refined and a more detailed assessment is undertaken.

9.1 GRADING

The site should be graded such that surface water is directed away from slopes of greater than 30%. If it is necessary to outlet this water down the slope it should be collected and taken down the slope in a controlled channel or solid pipe in order to reduce erosion damage to the slope faces.

101 – 33465 Maclure Road,
Abbotsford, B.C. V2S 0C4
Tel: 604-580-0364 Fax: 604-557-0390

9.2 DEVELOPMENT SETBACK

An adequate setback distance should be established between the development area and the natural drainage system. The development setback should comply with applicable design guidelines and government regulations. This can be best determined on a site specific basis at the detailed design stage when the development layout and finished grades are available.

9.3 CUT AND FILL SLOPES

Cut slopes in the soil and rock should be no steeper than 1.5H:1V and 0.75H:1V, respectively. Fill slopes up to 10 m in height should be designed with a slope inclination no steeper than 2H:1V subject to being reviewed by the geotechnical engineer on a site specific basis. Reinforced earth slopes may be considered to achieve steeper fill slopes in some local areas. The reinforced earth slopes should be designed by a professional engineer registered with APEG BC. The slope surface should be hydro-seeded for erosion protection.

To construct most of the access road, excavation machinery and use of a rock breaker hammer would be needed. A section about 100 m from Rockwell Drive likely will need to be blasted to allow the widening of the access trail.

9.4 STORMWATER AND WASTEWATER MANAGEMENT

Water from downspouts and perimeter weeping tiles for the proposed buildings must also be collected in a controlled manner and directed away from slopes of greater than 30%. Drywells or a stormwater detention pond should be used for infiltration of onsite stormwater if the municipal stormwater services are not available for the site. Design of storm water and sewage systems should be undertaken by a qualified professional engineer.

Any buried water and sewer lines adjacent to the top-of-bank should be located as far as possible from the crest and they must be carefully installed and closely inspected to ensure leakage does not occur.

9.5 VEGETATION

Disturbance to the existing vegetation near the top-of-bank, on the slope, or near the toe of the slope should be prevented as much as possible. Removal of trees, shrubs, or undergrowth on the natural slope in non-construction areas will have a negative impact on the slope stability, also any trees that have been removed should be replaced.
It is suggested that any shrubbery or grass in the surrounding area be selected from types with a deep root system, which can grow with a minimum of watering.

10.0 FUTURE GEOTECHNICAL REVIEW

It is recommended that FVEL be given the opportunity to review details of the design and specifications related to the geotechnical aspects of this project prior to construction. Past experience has shown that this action may prevent inconsistencies that may lead to disputes. A site specific geotechnical assessment will be required if site conditions deviate from these discussed in this report.

101 – 33465 Maclure Road,
Abbotsford, B.C. V2S 0C4
Tel: 604-580-0364 Fax: 604-557-0390

11.0 LIMITATION

This report and the recommendations contained in it are intended for the sole use of Kingma Bros. Developments and their agents. FVEL does not accept any responsibility for the accuracy of any of the data, the analysis or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than Kingma Bros. Developments or for any Project other than the proposed works at the subject site. Any such unauthorized use of this report is at the sole risk of the user.

12.0 CLOSURE

We trust this report meets your present requirements. If you have any questions or comments, please contact our office at your earliest convenience.

Yours truly,

Fraser Valley Engineering Ltd.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
J. PRADA
27380

Jairo Prada MSc., PEng.
Principal

Reviewed by,

German Martinez, P.Eng.
Senior Geotechnical Engineer

101 – 33465 Maclure Road,
Abbotsford, B.C. V2S 0C4
Tel: 604-580-0364 Fax: 604-557-0390

APPENDIX A

POLAR GEOSCIENCE PHOTO INTERPRETATION REPORT

POLAR
GEOSCIENCE LTD.
Box 5721
1005 Balsam Place
Squamish, British Columbia, V8B 0C2
p. (604) 815-4548
f. (604) 815-4513
www.pgeo.ca

July 3, 2013

Reference: 540301

Jairo Prada, M.Sc., P.Eng.
Fraser Valley Engineering Ltd.
#101 – 33465 Maclure Road
Abbotsford, British Columbia
V2S 0C4

Re: Terrain Stability Mapping for BLOCK FR EXCEPT PLAN 251 9656 9786 27133 38836 48818 53383 66843 66844 66845 66846 70213, EXC PL: LMP10582, Harrison Hot Springs, BC

Dear Mr. Prada:

On May 6, 2013, Fraser Valley Engineering Ltd. retained Polar Geoscience Ltd. to conduct terrain stability mapping to support a geohazard assessment for BLOCK FR EXCEPT PLAN 251 9656 9786 27133 38836 48818 53383 66843 66844 66845 66846 70213, EXC PL: LMP10582 (the "subject property") located at Harrison Hot Springs, BC. The work scope included historical air photo interpretation and a review of the existing surficial and bedrock geology mapping completed in the area. Field verification of the preliminary mapping was beyond the scope of work and not conducted.

This report briefly discusses the methods and findings of this mapping study. Appendix A provides a detailed description of the terrain symbols used on the figures. Appendix B describes the surficial materials mapped, and Appendix C defines the geomorphic processes of relevance to the location. Appendix D is the statement of General Conditions.

Review of Existing Information

The following background information was reviewed:

- Bedrock geology by Monger (1989); and
- Historical aerial photographs listed in Table 1.

Existing surficial geology mapping could not found for this area.

The surficial geology of the assessment area was mapped according to the terrain mapping classification system for British Columbia (Howes and Kenk, 1997) and the guidelines and standards for terrain mapping in British Columbia (RIC, 1996). The Reconnaissance Terrain Stability Mapping followed the Mapping and Assessing Terrain Stability Guidebook (B.C. Ministry of Forests, 1999).

Table 1 List of aerial photographs reviewed

Year	Flightline and Photo Number	Nominal Scale	Description
2009	BCC09005, Nos. 93 - 95	1:15,000	Colour, low resolution photos,
2004	SRS6929, Nos. 251, 252	1:20,000	Colour, steep north and west-facing slopes are in shadow.
1999	SRS6064, Nos. 380, 381	1:30,000	Black and white, good photos
1993	30BCB93032, Nos. 49, 50	1:15,000	Black and white, dark photos, medium to poor quality
1983	30BC83018, Nos. 81 – 83	1:15,000	Black and white. dark photos, shadows on some steep west and north-facing slopes. Medium to poor quality photos.
1979 *	30BC79069, Nos. 54 – 56	1:10,000	Black and white
1973	BC7476, Nos. 130, 131	1:20,000	Black and white. Dark photos medium to poor quality.
1963	BC5059, Nos. 313 – 315	1:12,000	Black and white, good quality.
1949	BC718, Nos. 2, 3	1:15, 000	Black and white, photos are dark, some snow on ground

*The terrain stability mapping was completed on this set of photographs

The subject property (outlined in yellow on Figure 1) is located south on the slopes of Bear Mountain east of Harrison Hot Springs. This boundary was transferred with yellow pencil onto airphoto 30BC79069 No. 55. While viewing the airphotos in 3-D under the stereoscope, the approximate upslope drainage area above the subject property was drawn onto the airphotos. This is outlined in red on Figure 1 and is called the "upper assessment area". The subject property and upper assessment area comprise the assessment area that was mapped.

After the assessment area was outlined on the airphotos, a terrain mapping specialist (Polly Uunila, P.Geo.), subdivided the assessment area into polygons of uniform surficial material type and terrain stability class while viewing the airphotos in 3-D (see Figure 1). The following attributes were added to each polygon:

- surficial material type;
- slope steepness range (in percent); and
- reconnaissance terrain stability class.

The attached legend in Appendix A provides definitions for the attributes. Table 2 describes the criteria used to assign terrain stability class.

Reliability

The terrain stability mapping is based exclusively on air photo interpretation and did not include any ground-based field verification. While the mapping was conducted by an experienced terrain mapping specialist, it is classified as reconnaissance-level. Uncertainty is inherent in this type of analysis, which is affected by air photo quality, photo scale, and especially the presence of shadows in forested and high relief terrain. Table 1 provides a description of the quality of the airphotos reviewed.

Land-Use History

The mid and upper slopes were logged prior to 1963. Between 1963 and 1973, a narrow strip of forest was logged and a road was built from the south across the lower third of the assessment area. The talus slope in polygon 10 has been mined for aggregate.

Bedrock Geology

According to Monger, 1989, the assessment area is underlain by Paleozoic-aged (Devonian to Permian) Island Arc sedimentary and volcanic rocks of the Chilliwack Group, including undifferentiated pelite, sandstone, minor conglomerate, mafic and felsic volcanic rocks. These rocks exist as interbedded layers dipping 55 degrees east north east (Monger, 1989) on the west slope of Bear Mountain. A series of cliffs have formed approximately along the contour of the slope and roughly perpendicular to the bedding planes within the assessment area. Dip slopes of the bedding planes behind the cliffs have formed several linear troughs across slope (see Figure 3). Troughs that are visible on the airphotos are mapped with dashed red lines in Figure 2.

Bedrock characteristics, such as mineral composition and structure, determine the shape and texture of its weathered material. These characteristics influence the shape and size of clasts and the matrix texture of surficial materials (i.e. colluvium and till). Bedded sedimentary rocks fracture into various-sizes of slabs (depending on the bedrock joint spacing) which weather into sand, silt and clay textured soils. Volcanic rocks break down into rubble and blocks which weather into silt and clay.

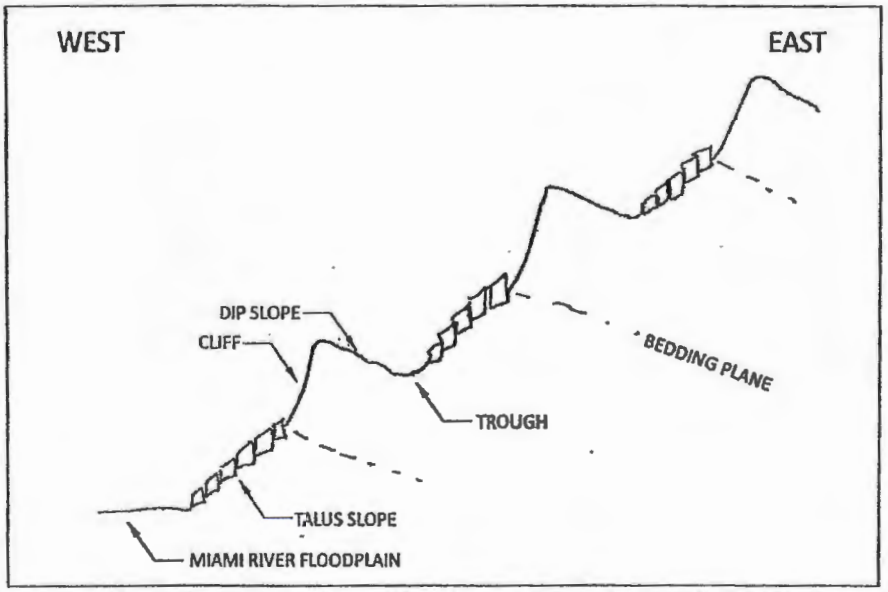


Figure 3 *Schematic cross section of the slopes of Bear Mountain within the assessment area. The ends of the bedding planes form cliffs and troughs form in the dip slope of the bedding plane.*

Surficial Geology

Appendix B provides a description of each of the surficial materials mapped.

The surficial materials located within the assessment area date from the most recent glaciation, known as the Fraser Glaciation, which occurred between 10,000 and 29,000 years before present (for example, the deposition of till). During post-glacial times (ie Holocene) erosional and depositional processes have further modified the landscape in some places (for example, the formation of talus slopes).

Subject Property

The southwest corner of the subject property consists of the valley flat. The lower slopes east and adjacent to the floodplain are talus slopes (polygons 8, 9, 10, and 12). Upslope from the talus slopes is the steep bedrock slope consisting of polygon 7. The northern corner of the property consists of gentle undulating bedrock with a discontinuous thin cover of till and weathered bedrock.

Upper Assessment Area

The upper assessment area consists of a series of cliffs separated by gentle, undulating, bedrock-controlled benches which have discontinuous thin cover of till and weathered bedrock. Talus slopes have formed below the cliffs.

Active Geomorphic Processes

Appendix C provides a description of each of the processes mapped in the assessment area. Processes mapped include mass movement processes such as debris slides, debris flows, rock fall that are visible on the available airphotos.

Talus slopes, a landform created by rock fall, exist at the base of most cliffs in the assessment area. Many of the talus slopes are forested in the most recent airphotos viewed. It is important to note that the potential rockfall runout zone extends beyond the lower edge of the talus polygon boundaries (see Figure 4). The polygon boundary outlining a talus slope delineates a landform created by falling rocks where a majority of falling rocks will come to rest. However, a small percentage of rocks, which usually includes the largest boulders, can travel downslope of the talus landform. The rock fall runout zone for a given cliff cannot be determined by airphoto interpretation; the maximum runout zone is determined by a combination of field measurements and rockfall modeling.

One debris slide was visible on the 1949 airphoto; the location of this slide is shown on Figure 1.

Although the troughs mapped within the assessment area (see dashed red lines on Figure 2) are likely related to bedding in the bedrock, the possibility that these features could be tension cracks or sackung[1] should be confirmed in the field.

[1] Slow, deep-seated slumping typically with uphill facing scarps.

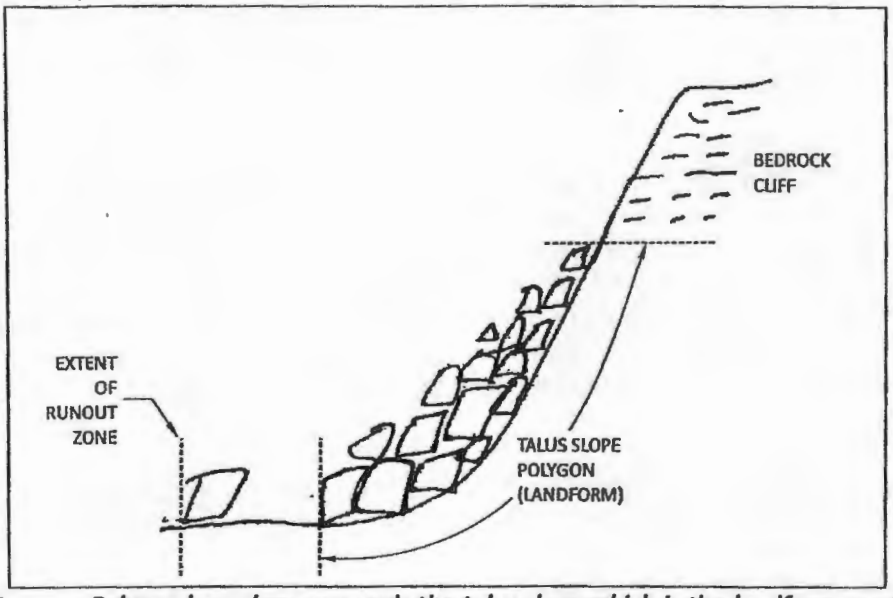


Figure 4 ***Polygon boundary surrounds the talus slope which is the landform created by a majority of rock fall that accumulates at the base of a cliff and visible on the airphoto. The occasional boulder can roll beyond the edge of the talus slope.***

Terrain Stability Classification

The method for assigning terrain stability class followed the provincial standard used in the forest industry (B.C. Ministry of Forests, 1999). Each polygon was assigned one of three classes, stable (S), potentially unstable (P) or unstable (U), and the criteria is largely based on slope steepness, material texture, and evidence of past instability. Table 2 describes the criteria used to assign terrain stability class.

Table 2 *Definitions and Examples of Reconnaissance Terrain Stability Classes*

Class	Definition	Criteria and Examples
S Stable	Low likelihood of landslide initiation following development	Slopes gentler than about 50 - 60%
S *	Low likelihood of landslide initiation following development, but is a known deposition zone of mass movement processes	Potentially hazardous location because it is a landform formed by mass movement processes, for example, talus slopes and debris flow fans or both.
P Potentially Unstable	Expected to contain areas with a moderate likelihood of landslide initiation following development	- Slopes steeper than about 50 - 60% with no visible signs of instability. - slopes of any gradient consisting of glaciolacustrine or glaciomarine soils.
U Unstable	Natural instability present. Expected to contain areas with a high likelihood of landslide initiation following development.	- Steep rocky cliffs from which rockfall has occurred - All materials and landforms that are unstable.

Note that the runout and deposition of rockfall and debris flows may extend into polygons that are mapped as stable (S) located downslope from unstable (U) polygons mapped with the geomorphological processes (-R"b, -R"d).

Summary and Conclusions

The purpose of this preliminary terrain stability mapping is to describe the geology of the assessment area and to identify areas that may potentially be affected by natural hazards. These areas require further investigation. No field work was completed during this study. The mapping was completed at 1:10,000 scale and is intended to be used at this or a smaller scale. The information and analyses contained in this report and on the air photos are based on observations of land-surface conditions and our current understanding of geomorphology. This assessment is subject to the General Conditions stated in Appendix D.

Recommendations

The terrain stability mapping was conducted to support a geohazard assessment for BLOCK FR EXCEPT PLAN 251 9656 9786 27133 38836 48818 53383 66843 66844 66845 66846 70213, EXC PL: LMP10582 located at Harrison Hot Springs, BC. Further investigation by a Qualified Registered Professional (e.g. Geotechnical Engineer) including a field review, is recommended to further refine our office-based assessment. The field investigation should include, but not be limited to:

- examining the areas within or near polygons mapped as P (potentially unstable), U (unstable), S* (landforms formed by mass movement processes), or any other areas that meet the criteria for P, U, S* classes outlined in the third column in Table 2. This includes polygons with the rockfall geomorphologicial process mapped and downslope of these polygons; and
- confirm that the troughs noted on Figure 2 are created by the dip slope of bedding planes and are not tension cracks or sackung.

Closure

We trust that this report meets your requirements at this time. If you have any questions, please contact me at (604) 815-4548 or polly@pgeo.ca.

Yours truly,
Polar Geoscience Ltd.

PROFESSIONAL ENGINEER
PROVINCE OF
P.D. UUNILA
BRITISH COLUMBIA
GEOSCIENTIST

July 3, 2013

Polly Uunila, P.Geo.
Geoscientist

POLAR
GEOSCIENCE LTD.

References

B.C. Ministry of Forests. 1999. Mapping and Assessing Terrain Stability Guidebook – 2nd Edition. Victoria, B.C.

Howes, D.E. and Kenk, E. 1997. Terrain Classification System for British Columbia (Revised Edition). Surveys and Resource Mapping Branch, Ministry of Crown Lands, Victoria, B.C. 90 p. Version 2.0.

Monger, J.W.H. 1989: Geology, Hope, British Columbia; Geological Survey of Canada. May 41-1989, sheet 1, scale 1:250,000.

R.I.C. (Resource Inventory Committee), 1996. Guidelines and Standards to Terrain Mapping in British Columbia. Surficial Geology Task Force, Earth Sciences Task Force, British Columbia.

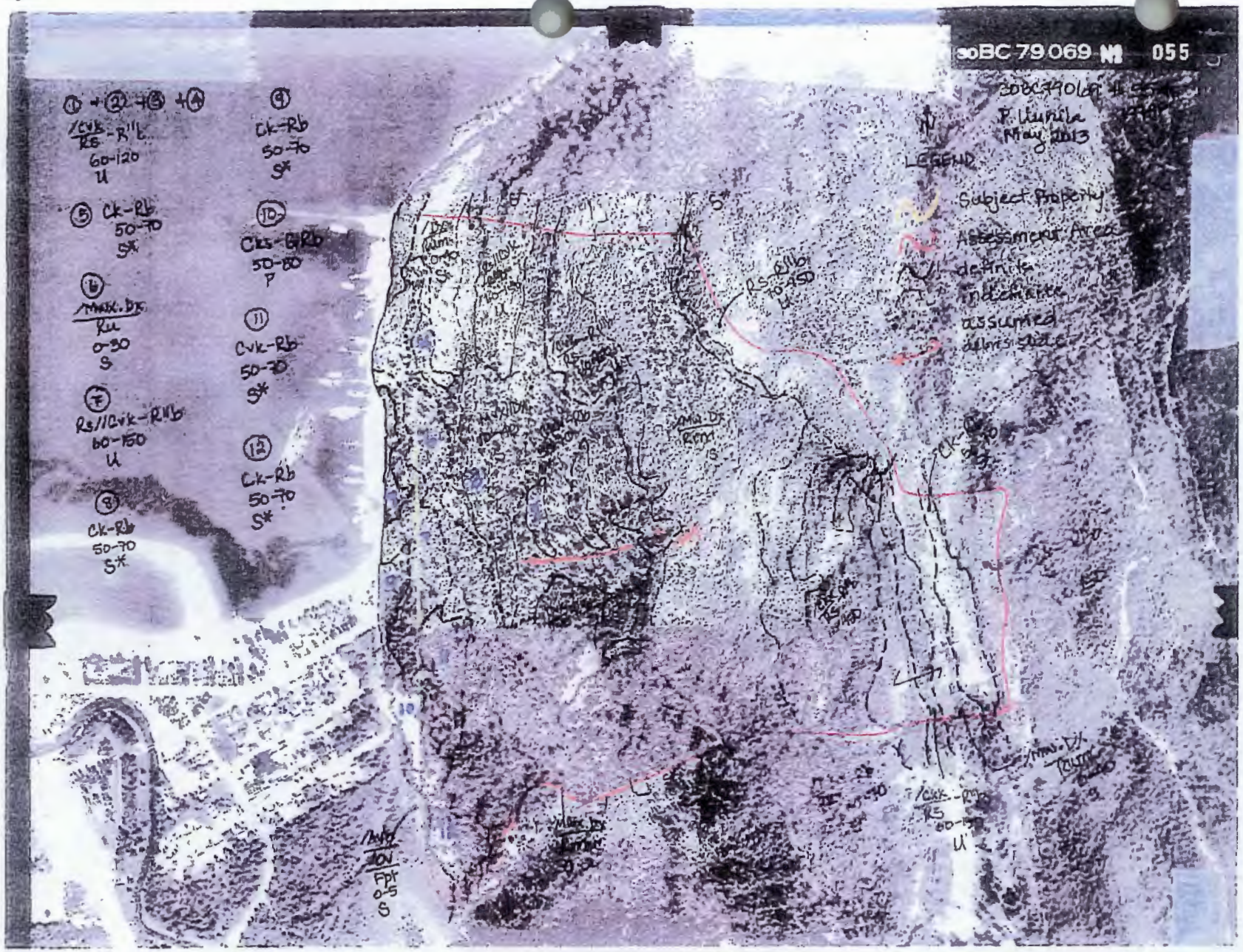


Figure 1 Terrain Stability Mapping of Assessment Area, Bear Mountain, Harrision Hot Springs, BC. Source: airphoto 30BC79069 No. 55, unknown scale.

POLAR GEOSCIENCE LTD

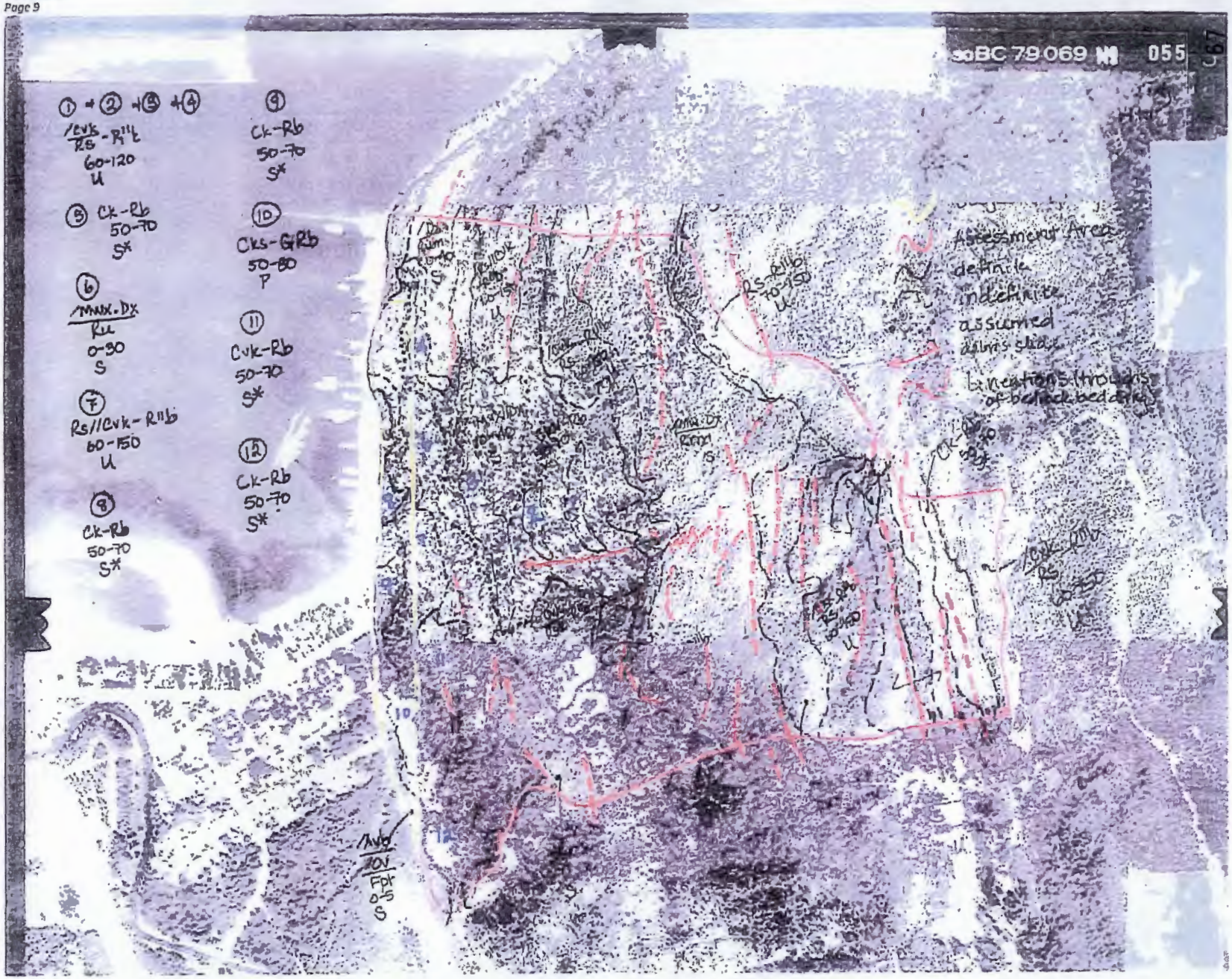


Figure 2 Trough features (red dash lines) within the Assessment Area, Bear Mountain, Harrision Hot Springs, BC. Source: airphoto 30BC79069 No. 55, unknown scale

APPENDIX A

LEGEND FOR POLYGON LABELS

surficial material ↘ ↙ *initiation zone*
(1) Terrain Symbol *texture* → **aCk-R"b** ← *geomorphological process subclass*
surface expression ↗ ↖ *geomorphological process*
(2) Slope Class → **50 – 70**
(3) Terrain Stability Class → **P**

1) TERRAIN SYMBOL

Composite Units: Two or three groups of letters are used to indicate that two or three kinds of terrain are present within a map unit.

Examples:

Mv.Rk indicates "Mv" and "Rk" are roughly equal in extent

Mv/Rk indicates "Mv" is more extensive than "Rk" (about 2/1 or 3/2)

Mv//Rk indicates "Mv" is much more extensive than "Rk" (about 3/1 or 4/1)

/Mw
Rk indicates "Rk" is partially buried by "Mw"

Stratigraphic Units: Groups of letters are arranged one above the other where one or more kinds of surficial material overlie a different material or bedrock: e.g.,
Mv
Rr indicates that "Mv" overlies "Rr".

Note: one or more letters may be used to describe any characteristic other than surficial material, or letters may be omitted if information is lacking.

(1.1) Surficial Material

A	Anthropogenic materials	Artificial materials and materials modified by human actions such that their original physical appearance and properties have been drastically altered.
C	Colluvium	Products of gravitational slope movements; materials derived from local bedrock and major deposits derived from drift; includes talus and landslide deposits. Includes up to 20% bedrock.
C1	Slope wash	Slope wash is a result of rainfall events in which non-channelized overland flow carries surface material downslope. Typical texture is silty sand or sandy silt with generally less than 5% coarse fragments.
D	Weathered bedrock	Bedrock modified *in situ* by mechanical and chemical weathering.
E	Eolian sediments	Sand and silt transported and deposited by wind; includes loess.
F	Fluvial sediments	Sands and gravels transported and deposited by streams and rivers; floodplains, terraces and alluvial fans.
FA	"Active" fluvial sediments	Active deposition zone on modern floodplains and fans; active channel zone.
FG	Glaciofluvial sediments	Sands and gravels transported and deposited by meltwater streams; includes kames, eskers and outwash plains.
L	Lacustrine sediments	Fine sand, silt and clay deposited in lakes.
LG	Glaciolacustrine sediments	Fine sand, silt and clay deposited in ice-dammed lakes.
M	Till	Material deposited by glaciers without modification by flowing water. Typically consists of a mixture of pebbles, cobbles and boulders in a matrix of sand, silt and clay; diamicton. Includes up to 20% bedrock and/or colluvium.
M1	Fine-grained glacial materials	The deeply gullied terrain implies that the soils are fine-grained; the soils are likely of glacial origin (ie till).
O	Organic materials	Material resulting from the accumulation of decaying vegetative matter; includes peat and organic soils.
R	Bedrock	Outcrops and bedrock within a few centimetres of the surface. Includes up to 20% colluvium.
U	Undifferentiated materials	Different surficial materials in such close proximity that they cannot be separated at the scale of the mapping.
WG	Glaciomarine sediments	Sediments laid down in marine waters in close proximity to glacier ice.

(1.2) Surface Expression

a	moderate slope(s)	predominantly planar slopes; 15-26º (28 - 49%)
b	blanket	material >1-2 m thick with topography derived from underlying bedrock (which may not be mapped) or surficial material
c	cone	a fan-shaped surface that is a sector of a cone; slopes 15º (27%) and steeper
d	depression	enclosed depressions
f	fan	a fan-shaped surface that is a sector of a cone; slopes 3-15º (5-27%)
h	hummocky	steep-sided hillocks and hollows; many slopes 15º (27%) and steeper
j	gentle slope(s)	predominantly planar slopes; 4-15º (6 - 27%)
k	moderately steep slope	predominantly planar slopes; 26-35º (50 - 70%)
m	rolling topography	linear rises and depressions; < 15º (27%)
p	plain	0-3º (0-5%)
r	ridges	linear rises and depressions with many slopes 15º and steeper
s	steep slope(s)	slopes steeper than 35º (> 70%)
t	terrace(s)	stepped topography and benchlands
u	undulating topography	hillocks and hollows; slopes predominantly <15º
v	veneer	material <1-2 m thick with topography derived from underlying bedrock (may not be mapped) or surficial materials; may include outcrops of underlying material
w	mantle	surficial material of variable thickness
x	thin veneer	a subset of v (veneer), where there is a dominance of surficial materials about 10-25 centimetres thick

(1.3) Geomorphological Processes

E	Glacial meltwater channels	Areas crossed by meltwater channels that are too small or too numerous to map individually.
F	Failing	Slope experiencing slow mass movement, such as sliding or slumping
L	Surface seepage	Zones of active seepage often found along the base of slope positions.
R	Rapid mass movement	Slope or parts of slope affected by processes such as debris flows, debris slides and avalanches, and rockfall
U	Inundation	Inundation refers to areas that are seasonally flooded, for example marshlands
V	Gullying	Slope affected by gully erosion.

(1.4) Geomorphological Process Subclass

-F"	slow mass movement - initiation zone
-Fk	tension cracks
-Fm	slump in bedrock
-Fu	slump in surficial material
-R	rapid mass movement
-R"	rapid mass movement - initiation zone
-Rb	rock fall
-Rd	debris flow
-Rs	debris slide
-Rfl	debris flood

2) SLOPE CLASS

Slopes are given in percentages as a range. For example, '20-45' indicates that the majority of the slopes in the polygon are between 20% and 45%.

3) TERRAIN STABILITY CLASS

S	Stable	Low likelihood of landslide initiation following development. S* - transport and/or deposition zone for rock fall and debris flows
P	Potentially Unstable	Expected to contain areas with a moderate likelihood of landslide initiation following development
U	Unstable	Natural instability present. Expected to contain areas with a high likelihood of landslide initiation following development.

APPENDIX B

SURFICIAL MATERIALS

TILL (M) (M1)

Till is deposited directly by glacier ice and usually exists as a veneer (Mv), blanket (Mb), or mantle of variable thickness (Mw) over the underlying bedrock surface. It typically consists of a fine-grained matrix (particles <2 mm) that surrounds and supports clasts (particles >2 mm) of a variety of sizes, shapes and rock types. Till characteristics, such as texture (particle sizes) and consolidation (or bulk density), vary according to specific processes of deposition by glacier ice (e.g., subglacial vs. supraglacial tills). These deposits can be highly variable and gradations in texture and consolidation can vary over short distances. Over the last 12,000 years, the upper half metre to one metre of these deposits have been weathered by pedogenic processes creating loose, permeable soils. The lower slopes are typically Brunisols and the upper slopes are generally Podzols.

Basal till (subglacial till) is deposited at the base of a glacier creating highly consolidated material. As a result, basal till has a relatively low permeability and commonly acts like an impermeable layer. It tends to be the strongest of all surficial materials.

COLLUVIUM (C)

Colluvium has accumulated during post-glacial times as a result of gravity-induced slope movement, for example, rock fall and soil creep. The physical characteristics of colluvium are closely related to its source and mode of accumulation. Four processes generally create colluvial deposits; (1) rockfall from bedrock bluffs, (2) soil creep in weathered bedrock, (3) mass movement processes in surficial materials (debris flows and debris slides), and (4) rockslides and rock slumps.

Rockfall from bedrock bluffs typically forms talus slopes (Ck). Talus is loosely packed rubble or blocks with little interstitial silt and sand near the surface, and is rapidly drained.

Colluvial veneers (Cv) and blankets (Cb) develop where weathered bedrock or surficial materials has been loosened and moved downslope by gravitational processes such as soil creep. It is loosely packed and usually rapidly drained. Colluvial veneers and very thin veneers are most common on upper, moderately steep and steep gradient slopes and as discontinous, very thin veneers on bedrock-controlled terrain in the watershed. The matrix texture of the colluvium reflects the bedrock or surficial materials it is derived from.

Colluvial fans (Cf) and cones (Cc) form at the base of steep gullies due to deposition by debris flows (-Rd). These deposits are generally compact, and sorting may range from poorly sorted to well sorted. The deposit may or may not be matrix supported, and the matrix is usually sand.

Deep-seated slumps in bedrock and surficial materials result in hummocky, irregular colluvial deposits (Chu). Rock slumps contain blocks and rubble with little or no interstitial silt and sand.

WEATHERED BEDROCK (D)

Weathered bedrock has been modified in situ by mechanical and chemical weathering. In the assessment area, weathered bedrock is found as a discontinuous very thin veneer (Dx) overlying gently sloping or undulating bedrock outcrops. It typically contains a high proportion of angular coarse fragments with varying amounts of interstitial silty sand. It is non-cohesive and rapidly to very rapidly drained.

EOLIAN SEDIMENTS (E)

Eolian sediments were transported and deposited by wind. They typically occur as a thin cap (Ev) over other materials, but may locally thicken into a blanket or dunes. These deposits typically consist of silt and fine sand and often form the Ah horizon in Chernozemic soils.

GLACIOFLUVIAL MATERIALS (FG)

Glaciofluvial materials were deposited by glacial meltwater streams near the end of the most recent glaciation. Sands and gravels accumulated along ice margins and on top of melting ice (FGu) (ice contact deposits), and downstream of glaciers (FGp) (outwash plains). Where outwash streams flowed onto flat ground, fans (FGf) were formed. Where outwash streams drained into former lakes, deltas (FGf and FGp) were created. Postglacial streams have incised into some outwash plains and fans transforming them into terraces (FGt) and scarps (FGk).

Glaciofluvial materials consist of sand and gravel with small quantities of finer material and are potential sources of aggregate. Sorting and bedding characteristics are variable depending on the mode and site of deposition. Gravels range from unsorted to well-sorted and bedding can range from absent to well-defined. Glaciofluvial deposits are loose (uncompacted) and clasts tend to be more subrounded than subangular. Ice-contact deposits may have distorted bedding, slump structures and faults as a result of settling and collapse due to the melting of supporting ice. Ice contact deposits may also contain lenses of fine-textured glaciolacustrine sediments and coarse-textured ablation till. Beds in raised deltas are inclined up to 40 %, and indicate the frontal slopes of depositional landforms.

FLUVIAL MATERIALS (F)

Streams have deposited fluvial gravels in post-glacial time. These sediments are loose, non-cohesive and highly porous and permeable. Associated landforms, such as floodplains (Fp, FAp) and parts of fans that are close to stream-level, have high water tables and are moderately to imperfectly drained. Floodplains are subject to periodic inundation during high flows. Fluvial terraces (Ft) stand above present day creek-levels, are relatively well drained and dry.

GLACIOLACUSTRINE SEDIMENTS (LG)

Glaciolacustrine materials have been deposited in glacial or ice-dammed lakes that were present during and shortly after glaciation. Glaciolacustrine materials generally consist of well to moderately well stratified fine sand, silt and/or clay with occasional lenses of till or glaciofluvial material. Glaciolacustrine materials are generally only slowly permeable, and so the presence of even a thin layer of this material is sufficient to cause impeded drainage, perched water tables, and surface seepage. These conditions may promote instability in some situations. These fine-textured materials are also susceptible to surface erosion by running water.

GLACIOMARINE SEDIMENTS (WG)

Glaciomarine sediments consist of sediments that accumulated along the shoreline and underwater off-shore at the end of the Fraser Glaciation when relative sea level was higher than present. Fine sand, silt and clay ("rock flour") initially produced by glacial abrasion were transported to the ocean by meltwater streams. Finer sediments tend to remain suspended in the ocean, and then slowly settle to the bottom. Glaciomarine sediments typically consist of interlayered silt, clay and fine sand. Dropstones from floating ice that range from pebble up to boulder-size may be embedded in the finer material. The sediments are usually slowly permeable to impermeable and are generally moderately to highly cohesive, depending on the percentage of clay. Beach sediments tend to be sands and gravels that are loose and porous.

ORGANICS (O)

Organic materials form where decaying plant material accumulates in poorly or very poorly drained areas, for example wetlands.

SLOPE WASH (C1)

Slope wash is a result of rainfall events in which non-channellized overland flow carries surface material from a steeper area to a gentler area down slope. The material is generally derived from eolian sediments. Slope wash generally does not travel far and comes to rest on gentler slopes of 0 to 15 %.

BEDROCK (R)

Bedrock is mapped where it outcrops at the surface. Polygons mapped with thin or very thin material (Cv, Dx, Mv, Mx), may also have a small proportion of bedrock outcrops.

APPENDIX C

GEOMORPHOLOGICAL PROCESSES

GULLY EROSION (-V)

Gullies are small ravines with V-shaped cross sections that can form in either glacial drift or bedrock. Gully erosion has been mapped in two kinds of terrain: (i) slopes with several parallel shallow gullies in drift materials (dissected slope) and (ii) single gullies where streams have exploited joints in bedrock or have cut down into thick drift. Gullied terrain is an indicator of either former or active erosion, and the symbol serves to identify material that is potentially subject to erosion or mass movement (e.g., Uk-V). Gully sideslopes and steep headwalls are common sites of slope failures and are classed as potential unstable (Class IV) where there is no evidence of instability and unstable (Class V) where there is evidence of instability.

ROCK FALL (-R"b), DEBRIS SLIDES (-R"s) and DEBRIS FLOWS (-R"d)

Rapid mass movement refers to downslope movement by falling, rolling or sliding of debris derived from surficial material and/or bedrock. Where a double prime symbol (") is used with a mass movement process (e.g., -R"s), slope failure has initiated within the polygon. Mass movement symbols without the double prime symbol (e.g., -Rb) indicate a polygon that contains the transport or deposition zone of rapid mass movement. Transportation zones are generally not recognized as areas where landslides initiate; they may contribute additional volume of transported material to a failure. Transport and deposition zones represent hazardous areas downslope of slides or rockfall.

Rockfall (-Rb, -R"b) occurs when either a single block or a mass of bedrock falls, bounces and rolls downslope. In the assessment area, rockfall from local outcrops creates talus slopes, colluvial veneers and blankets. Polygons with rockfall are scattered throughout the assessment area in association with local bedrock outcrops or cliffs.

Debris flows (-Rd) initiate in steep gullies and debris slides (-Rs) initiate on steep hillsides. They occur when a mass of surficial material slides rapidly downslope often as a result of the loss of soil strength due to high pore water pressure. Debris slides (non-channelized movement of debris) and debris flows (channelized movement of debris) are initiated on steep slopes where material slides along a shear plane. The shear plane often coincides with the boundary between more permeable and less permeable material (e.g. between weathered and unweathered material or between surficial material and bedrock). Debris flows and debris slides are triggered by heavy rain, water from snow melt, and/or rain on snow events, and result from loss of soil strength due to high pore water pressure. During wet conditions, slides are also triggered by wind stress on trees, tree throw, impact of falling rocks from up slope, and vibrations due to earthquakes or human activity. In logged areas, debris slides that occur several years after logging can be due to the loss of soil strength that results from root decay. Diverted drainage from roads commonly trigger failure of sidecast material and may initiate landslides some distance downslope. A debris flow may move downslope for several hundred metres or more

before it is arrested by gentler terrain or by de-watering, or it may enter a trunk stream. Debris flows are effective agents of erosion, commonly increasing the volume of material as it progresses downslope. Debris slides and debris flows are significant potential sources of stream sediment and a hazard to activities or structures (roads, culverts) located in runout zones.

CHANNELED BY MELTWATER (-E, -EV)

Meltwater channels form alongside, beneath, or in front of a glacier or ice sheet. Glacial meltwater channels are typically sinuous in plan, flat-floored, and steep-sided in cross-section. The floors of the meltwater channel may contain glaciofluvial sediments, indicative of the water flow that once took place here.

APPENDIX D

GENERAL CONDITIONS

D.0 Closure

This report incorporates and is subject to these general conditions.

D.1 Use of Report

This report pertains to a specific site, a specific development, and a specific scope of work. It is not applicable to any other sites nor should it be relied upon for types of development other than to which it refers. Any variation from the site or development would necessitate a supplementary assessment.

This report and the recommendations contained herein are intended for the sole use of Polar's client. Polar does not accept any responsibility for the accuracy of any of the data, the analysis or the recommendations contained or referenced in the report when the report is used or relied upon by any other party than Polar's client unless otherwise authorized in writing by Polar. Any unauthorized use of the report is at the sole risk of the user.

This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of Polar. Additional copies of the report, if required, may be obtained upon request.

D.2 Nature and Exactness of Soil, Surficial Material and/or Rock Descriptions

Classification and identification of soils, surficial materials, and rocks are based upon commonly accepted methods employed in geoscience practice. This report contains descriptions of the methods used. Where deviations from these methods prevail, they are specifically mentioned.

Classification and identification of geological units or terrain polygons are judgmental in nature as to both type and condition. The information and interpretations presented in this report must be applied with due recognition of the inherent limitations associated with the use of remote sensing information, including aerial photos. Where such information is used, it should be recognized that while such information may reasonably represent the conditions on the ground at the same scale and date as that of the photos, any mapping or interpretations based on the information cannot be expected to reflect variations occurring on smaller spatial scales or changes that may occur after the date the information was collected. In addition, there is a limited level of accuracy associated with the procedure. Field inspections are useful in confirming the spatial extent and likely depth of a given soil or surficial material, but they are by definition inspections of the ground surface; our judgment concerning the three dimensional extent of the material are the product of interpretation of information available at the surface. In addition, no areas in this assignment were field checked, which further limits the mapping accuracy.

The present report represents the current information available; it is valid for the condition of the study (assessment) area as of the date of the information, verified by observations on the

date of the field review. If further information or observations become available, the interpretations and conclusions contained within this report may require updating.

Polar does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in geoscience practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified professional(s) should revisit the site and review recommendations in light of the actual conditions encountered.

D.3 Stratigraphic and Geological Information

Any stratigraphic and geological information indicated on drawings contained in this report are inferred from surface observations and/or shallow hand dug test pits and/or soil/rock exposures. Stratigraphy is known only at the locations of the test holes or exposures. Actual geology and stratigraphy may vary from that presented in this report. Natural variations in geological conditions are inherent and are a function of the historic environment. Polar does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional investigation and review may be necessary.

D.4 Surface Water and Groundwater Conditions

Any surface water and groundwater conditions that are mentioned in this report are those observed at the times recorded in the report. These conditions vary with location, time, development activity, and in response to special meteorological conditions. Interpretation of water conditions from observations and records is judgmental and constitutes an evaluation of circumstances as influenced by geology, meteorology, and development activity. Deviations from these observations may occur during the course of development activities. Where surface water or groundwater conditions encountered during development are different from those described in this report, qualified professional(s) should revisit the site and review recommendations in light of actual conditions encountered.

D.5 Observations During Development

Because the nature of geological deposits, the judgmental nature of the assessment, as well as the potential adverse circumstances arising from development activity, observations during site preparation, excavation and construction should be carried out by a qualified professional, where specified in this report. These observations may then serve as the basis for confirmation and/or alteration of recommendations presented herein.

D.6 Standard of Care

Services performed by Polar for this report have been conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions in the jurisdiction in which the services are provided. Professional judgment has been applied in developing the conclusions and/or recommendations provided in this report. No warranty or guarantee, express or implied, is made concerning the results, comments, recommendations, or any other portion of this report.

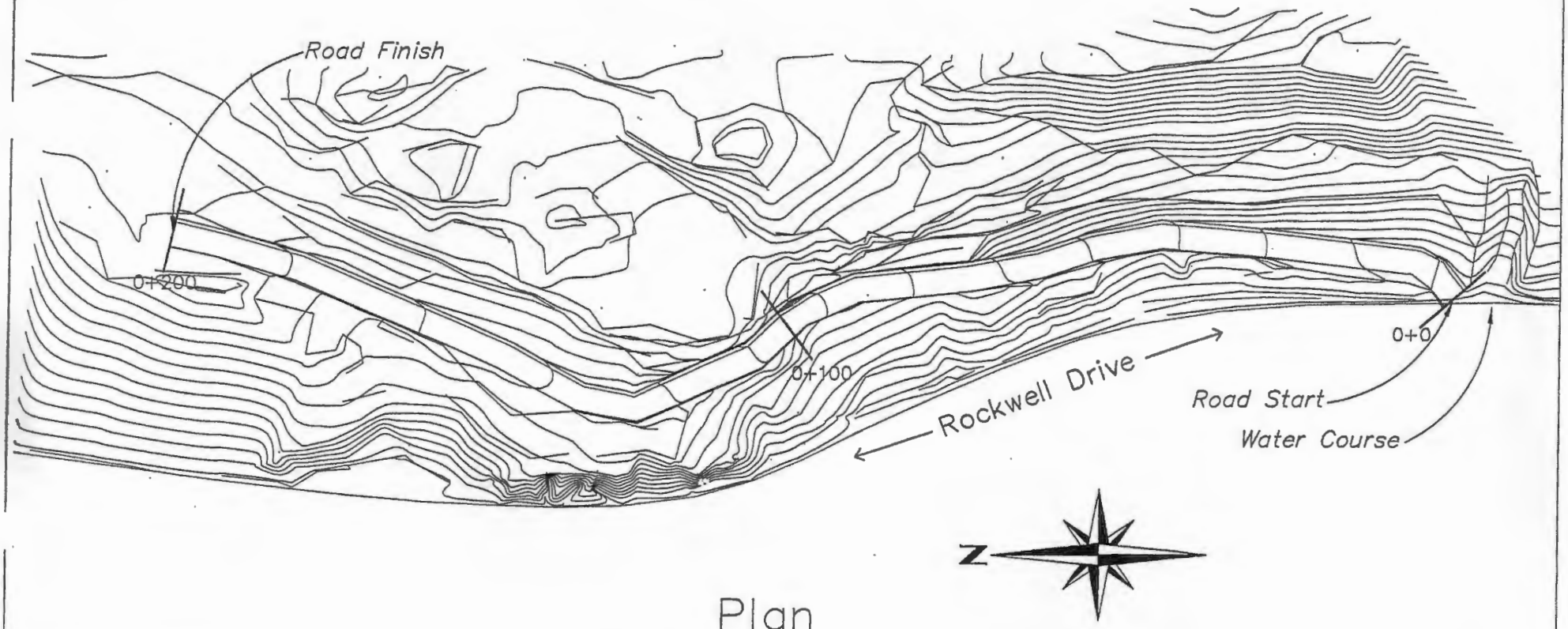
D.7 Environmental and Regulatory Issues

Unless stipulated in the report, Polar has not been retained to investigate, address or consider and has not investigated, addressed or considered any environmental or regulatory issues associated with development on the subject site.

FRASER VALLEY ENGINEERING LTD.
CIVIL / GEOTECHNICAL / STRUCTURAL
101 – 33465 Maclure Road,
Abbotsford, B.C. V2S 0C4
Tel: 604-580-0364 Fax: 604-557-0390

APPENDIX B

DRIVEWAY ACCESS



Plan

Note:
Station No. are approximate.

No.	By	Date	Revision

ENGINEER: Fraser Valley Engineering Ltd.
Unit #101 33465 Maclure Road
Abbotsford, B.C. V2S 0C4
Phone: (604) 850-0364
FAX: (604) 557-0390

DRAWN: IO	REV: JP	SITE: Rockwell Drive Proposed subdivision, BC	CLIENT: Kingma Bros. Developments
DATE: July 10, 2013	SCALE: NTS		
FV0149-7		Driveway Geometric Design	Appendix – B

MADRONE
environmental services ltd.

202-2602 Mt Lehman Rd
Abbotsford, BC V4X 2N3
P: 604.504-1972
F: 604.504-1912
www.madrone.ca
info@madrone.ca

June 13, 2014

OTG Development Concepts,
Attention: Mr. Ryan Anderson,
Project Manager

Phone: 604-217-7953,
Toll Free: 1-866-920-6671
www.otgdevelopments.com,
ryan@otgdevelopments.com

Addendum: Geo-hazard Assessment for the Proposed Road at Rockwell Drive, Harrison Hot Springs, BC

Dear Mr. Anderson:

INTRODUCTION

At your request we have prepared an addendum to a previously prepared geotechnical hazard assessment for a proposed subdivision off Rockwell Drive in Harrison Hot Springs, BC ("The Village"). The proposed development envisaged a driveway to be constructed from Rockwell Drive to access the subdivision. I understand that the subdivision would ultimately comprise three estate lots.

The previous Geotechnical Hazard Assessment was completed by Fraser Valley Engineering Ltd (FVEL)[1]. In that assessment FVEL concluded that the probability of natural landslides is less than 1:500 and that the proposed subdivision is "safe for the intended use", subject to conclusions and recommendations in the report.

[1] Fraser Valley Engineering Ltd. 2013. Geotechnical Hazard Assessment for Proposed subdivision Village of Harrison Hot Springs, BC.

We understand that the Village of Harrison Hot Springs received and approved this report[2]. This letter should be read in conjunction with the FVEL report.

Since that report was written, a 'tote road' or trail was constructed from Rockwell Drive (at the corner of Rockwell and Lillooet Avenue), climbing up a very steep grade to the north and along a steep west-facing slope. The grade climbs for an estimated 50 m then levels out. The trail continues ahead for an estimated 200 m then stops. The FVEL report assessed the stability of an access road that is located about 200 m from the 'tote road' which was only constructed to provide machine access.

I understand that at some point in the construction an excavator toppled downslope. The steep grade of the road (53%) likely contributed to the accident. This incident and the steep grade of the road – led to concerns about on-going stability. The Village requested the developer to amend the geotechnical hazard assessment to review this road construction and to provide a more detailed investigation of the stability of the road and adjacent slopes.

In this letter I discuss the findings of my site visit on April 16, 2014 and provide an assessment of the tote road from a geotechnical perspective. I also provide recommendations improve the stability and safety of the tote road. I have assessed only the existing road and immediately adjacent terrain. I assessed the terrain stability immediately ahead (to the north) of the existing road heading but have not assessed the future route beyond about 30 m.

I (and my technician assistant) Mark Su, reviewed available information about the site and conducted a detailed ground assessment on April 16, 2014 accompanied for a brief period by Mr. Collin Johnson, P.Eng. The weather was overcast and cool but with excellent visibility. We spent approximately four hours assessing the road and the surrounding terrain.

PROJECT LOCATION

The site is located at the northeast side of the Village of Harrison Hot Springs, shown in Figure 1. The legal description of the site is Lot 1 Section 13 Township 4 Range 29 West of the Sixth Meridian New West Minister District Plan EPP38377. The access road has been constructed off intersection of Rockwell Drive and Lillooet Avenue, shown on Figure 2. The road is located on west-

[2] We were unable to confirm this with the Village at the time of writing.

facing slopes and is approximately 200 m length. We have not received information about the future route of the road beyond the existing road heading.

The tote road has been built across steep slopes consisting of variable depths of colluvial deposits, present in places as shallow mantles over bedrock, to deep loose deposits (talus). The bedrock consists of volcanic rocks of the Chilliwack Group. In general they appear competent in this area.

ASSESSMENT METHOD

The assessment involved a detailed ground inspection of the existing road, and a review of other relevant documents available to us. The assessment involved the observation of any watercourses, terrain attributes, vegetative indicators, and evidence of inherent instability (if any). Other than observations of soil exposures in road cuts, no subsurface investigation was performed, and no laboratory tests were conducted.

In addition to the observations made during my inspection, I used the following information in preparing this report:

- Fraser Valley Engineering Ltd. July 10, 2013. Geotechnical Hazard Assessment for Proposed Subdivision Village of Harrison Hot Springs, BC
- Google Earth™ ortho-imagery.
- Assessment of similar terrain in the vicinity of the proposed road

TERRAIN HAZARDS RELATED TO ROAD CONSTRUCTION

I have divided the access road into segments of roughly homogeneous terrain and alignment location attributes. The road segments have been marked in the field with yellow flagging tape on the day of the assessment. Figure 2 shows the approximately location of the flagged station. Table 1 below presents a qualitative analysis of the likelihood and consequence of landslides along/down the road for the road construction. Where the hazard rating for conventional construction is greater than LOW, I have recommended construction techniques. Definitions of LOW, MODERATE and HIGH are presented in Appendix III. A LOW hazard represents a low safety hazard, but a MODERATE hazard represents significant safety hazards. A HIGH hazard represents a condition that should not be allowed to persist due to the safety risk.

Table 1. Observations, Terrain Hazards, and Consequences for Sections of the Proposed Road

Road Section	Hillslope Gradient (%)	Terrain/Drainage	Remarks	Recommended Construction	Hazard	Construction Remarks & Recommendations	Consequences
Start of road to HL 11	+150-170% (56-60˚);	Steep exposed bedrock; minor colluvial veneers; rapidly drained.	Very steep above, but mainly exposed bedrock; scattered trees. This section is first 15 m of road. (Appendix I, Photo 1)	Cut down grade; full bench no sidecast (end-haul all spoil)	LOW	Fillslope extends nearly to Rockwell Road; avoid additional sidecast; ditch recommended	Minimize disturbance to slope above road; it should be safe to work here.
HL11 to HL10	+140% (55˚), then +100-110%; then sub-vertical bedrock	Cutslope in rubbly silty sandy colluvium; rapidly drained; benchy bedrock slope above.	Very steep above; grade up to 53%; this presents a danger to machine-operators. The grade must be reduced by cutting down; all spoil must be end-hauled. (Appendix I, Photo 2)	Full bench no sidecast (end-haul all spoil); install ditch; scale back colluvium within reach after obtaining a safe grade.	MODERATE	Cut down grade, 'hug' rock but minimize blasting; can move road into hillslope (to right) to improve vertical alignment.	Safety. Scaling should be done with a large (~40T) excavator, scaling from the side not directly above machine if possible. It will be necessary to 'ramp up' is unsafe to swing the machine on the existing grade, but once a safe grade is obtained, we suggest grading accessible colluvium from the cutslope. This operation must be discussed with project monitor and machine operator prior to work. This operation may result in fugitive rock or earth moving downslope near to Rockwell Drive. The construction monitor should assess this hazard and take steps to ensure no material extends to Rockwell Drive.
HL10 to HL9	+100-140% (45-55˚)	Rubbly, silty sandy colluvial blankets with some exposed bedrock; rapidly drained.	Cutslope is unstable; over-steepened with likelihood of small raveling or sliding failures; grade levels out beyond HL10 but still requires substantial lowering.	Full bench, no sidecast; ditch required; scale back colluvium above road.	MODERATE	Options are to install engineered cutslope support OR scale back (remove) colluvium in cut exposing bedrock. All spoil must be end-hauled and dumped in a safe location off-site.	
HL9 to HL8	-130% (15m) then -70-80% to Rockwell road+70-90%	Rubbly silty sandy colluvial mantles over bedrock, with abundant bedrock exposures. Rapidly drained	Road is fully benched but spoil or sidecast is perched on small trees. Grade must be lowered by substantial amount.	Full bench, no sidecast; ditch required; scale back colluvium above road. End-haul all spoil.	MODERATE	Continue to scale back colluvium down to bare rock.	Safety. Careful planning and good communication between monitor and machine operator required. Road should 'hug' rock; if blasting is required, use mats or other techniques to control blast rock.

Table 1. Observations, Terrain Hazards, and Consequences for Sections of the Proposed Road (continued)

Road Section	Hillslope Gradient (%)	Terrain/Drainage	Remarks	Recommended Construction	Hazard	Construction Remarks & Recommendations	Consequences
HL8 to HL7	-70-75%; +80-85%; cutslope 140% (55˚); small bench 18-20 m downslope	Blocky silty sandy rubbly talus (colluvium); rapidly drained. Talus is 'loose'.	Spoil has been sidecast; some blocks are perched on small timber and should be retrieved; otherwise they may roll downslope onto Rockwell Road. (Appendix I, Photo 3)	Full bench, no sidecast (end-haul spoil); continue cutting down grade; hug bedrock to minimize blasting; scale back colluvium to extent possible.	MODERATE	Down-cutting of grade may expose unexpected geology; need careful monitoring here; a 2nd on site assessment by geotech or geoscientist strongly recommended after grade-lowering.	Safety is paramount concern; cutslopes may be unstable. Close monitoring required.
HL7 to HL6	-75-80%; +75% cutslope 90%	Blocky rubbly colluvial blanket; rapidly drained.	Slope drops to west to gently sloping strip east of Rockwell Road. Big Douglas-fir upslope provides local stability.	Full bench no sidecast (end-haul spoil). Continue lowering grade, hug rock to minimize blasting	MODERATE	Road should be located on full bench; ditch required. Existing grade levels out in this section.	Continued safety concern; avoid sidecasting any spoil over the bank due to proximity to Rockwell Road.
HL6 to HL5	-25-30% for about 15 m) then -85-90% for a further 15 m then sub-vertical rock slope to Rockwell; +70-75%	Rubbly blocky colluvial slope (talus); rapidly drained.	Good bench below road; HL5 is end of existing road (Appendix I, Photo 4).	Cut and fill construction	LOW	Cutting into talus will result in periodic ravel and dislocation of blocks. Review after construction	This section is safe to build.

Table 1. Observations, Terrain Hazards, and Consequences for Sections of the Proposed Road (continued)

Road Section	Hillslope Gradient (%)	Terrain/Drainage	Remarks	Recommended Construction	Hazard	Construction Remarks & Recommendations	Consequences
HL5 to HL2	-35-50%; +45-65%	Rubbly blocky colluvial deposits; well to rapidly drained.	slope ahead of road ending is on a 15 m bench in this section only.	cut and fill construction	LOW	Ensure all sidecast from road is confined to bench	I assume road will switchback here; use coarse angular rock to raise grade into switchback.
HL2 to HL 1	-80-85%; +80-85%	Rubbly blocky colluvial mantles over very steep bedrock; areas of exposed bedrock; rapidly drained.	north of HL2 the slope becomes very steep and drops directly to Rockwell; (Appendix I, Photo 5).	full bench no sidecast (full end-haul)	HIGH	I recommend against road construction in this terrain. Road should switchback before HL2.	Serious safety concerns; high danger of fugitive rocksliding to Rockwell; will require very carefui mitigation including rockslide interception measures.

a - cut and fill construction: all material excavated from the cutslope is used to create a load-bearing fill slope on the downslope side of the road prism.

b - Full bench, no sidecast (single phase): material is excavated directly into a truck or cast forward or back. The final condition is a full bench road with minimal material sidecast. In this context, "sidecast" implies deliberately placed material. During construction of the road some spillage of material is likely; however reasonable efforts should be made to limit fugitive material.

CONCLUSIONS AND RECOMMENDATIONS

The existing tote road or trail was developed to gain access to a bench above Rockwell Drive and is not intended as a final grade. There are five serious issues with this tote road, namely:

1. Dangerously steep grade for first 50 m;
2. Unstable colluvium above the road in the first 60 m;
3. Unknown conditions of newly exposed cutslopes after grade-lowering; and
4. Perched rock and potential for rockslide below the trail;
5. Potentially unstable slopes ahead (to the north) of the existing road heading.

Grade lowering

The first 50 m of the road rises at a 53% grade: this is generally considered unsafe for machine operation. Beyond about 50 m the grade levels off.

To achieve a suitable grade, the road must be lowered substantially (probably more than 10 m in places). This will require a large amount of earth movement, which I believe can only be achieved using a large crawler tractor (e.g. D-8) with a maneuverable (e.g. 6-way) U-blade. The machine should be driven up the grade to beyond the grade break then turned around (in a safe place). The tractor operator should then start pushing earth down to the start of the road, gradually reducing the grade. The U-blade should be horizontally tilted towards the hillslope to minimize sidecast (Rockwell Drive is close below). Spoil should be end-hauled (loaded into trucks) and transported to an appropriate dump site. The operation should be closely monitored to ensure that it is safe for the operator and that fugitive material cannot slide onto Rockwell Drive. All work should follow measures in the Occupational Health and Safety Regulation 20.78 to 20.101 for general safe work practices as well as machine specifications. All operations should be closely supervised.

At the same time the unstable slopes above the road must be addressed. I suggest that the most practical way of mitigating this hazard is by scaling the loose material (colluvium) lying against the native rock slope. This can only be accomplished using a large tracked excavator. (A large excavator is preferred because it will have a longer reach.) Some of the loose material is beyond the reach of even a large

excavator. Scaling should not be done on the existing grade since it will be unsafe to swing the excavator on a 50+% grade.

Scaling must be done carefully in relatively dry conditions (see rainfall shutdown guidelines below). I suggest that the operator as much as possible avoid scaling directly above the machine. Not all material will be removed leaving some residual hazard. This should be assessment by a geotechnical engineer or geoscientist. If additional measures are required to mitigate the hazard, possible options may be for manual scaling or installing rockfall drapery/rockfall netting.

Perched rocks

During the initial construction some rocks and earth has been cast over the bank and now presents a rockslide or rockfall hazard below. Accordingly I recommend that rock that has rolled downslope and now is perched on small timber should be retrieved and either end-hauled or placed on the road. There are at least two blocks that are hazardous; these have been pointed out to the construction monitor. It will be necessary to carefully walk down (with a tracked excavator) to retrieve them. Any perched sidecast adjacent to the road on the outside should be pulled up and either end-hauled or incorporated into the road.

Exposure of newly exposed cuts after grade-lowering

In certain sections the grade will be lowered by more than (an estimated) 10 m. This will expose a large area of new cutslope that I have not assessed. I recommend that I (or a Professional Geotechnical Engineer or Professional Geoscientist) assess the stability of the new cutslope after grade-lowering has been completed. It may be necessary to consider engineered stability for cuts, particularly where loose colluvium (talus) will be newly exposed. It is also possible that some blasting will be required, depending on the shape of the bedrock in the new cutslope. A high level of blasting expertise, and the use of measures such as blast-mats and shallow drill holes, will likely be required given the proximity to Rockwell Drive and a residential area.

Future Construction

In this assessment I did not consider terrain beyond the existing road heading. I briefly assessed the terrain immediately north of the road heading. The slope consists of a rapidly drained rubbly blocky colluvial mantle over very steep bedrock. There are also areas of exposed bedrock. To add to the difficulty, Rockwell Drive is located directly downslope. It would be very difficult to

construct a road across this steep hillslope without dislodging blocks (boulders) or earth and thus posing a hazard to Rockwell Drive. Mitigation of this hazard must include a debris-catch structure such as rockfall protection mesh systems (catch fences and rockfall drapery/rockfall netting), or an engineered wall designed to prevent rockslide extension onto the road.

I strongly recommend that any new road be properly engineered, with centre-lines surveyed, road profiles and grades established and detailed construction recommendations laid out, prior to the start of any new trail or road building.

Rainfall shutdown

Construction operations should be shut down during periods of heavy precipitation or snowmelt. I recommend ceasing operations when rain exceeds 30 mm in a 24-hour period. However, the road supervisor must exercise judgment and shut down operations when he observe excessively wet soil conditions, even if the rainfall shutdown criteria have not been exceeded.

Supervision and Monitoring

Improvement of the existing grade will be difficult and potentially unsafe. This operation must be closely supervised by a qualified professional such as Mr. Collin Johnson, P.Eng. All relevant OHSR sections must be adhered to, as well as machine specifications for operation on steep grades. The supervisor must have the power to shut down or control operations.

A second assessment by myself or suitably qualified geotechnical engineer or geoscientist is recommended after grade-lowering is complete.

I strongly recommend no additional road construction on or near the tote road prior to a detailed assessment of the route. The hillslope directly north of the road heading presents significant risks.

CONCLUSIONS

1. If my recommendations are followed and the reconstruction of the tote road is property supervised then the tote road will be safe for the intended use. The intended use is to allow machine access to facilitate further construction of an access road.

2. The original access road assessed in the FVEL report will not be affected by reconstruction of the tote road; it is in a different location.
3. Reconstruction should be monitored by a qualified professional, specifically a member in good standing of the Association of Professional Engineers and Geoscientist. I recommend that if possible, Mr. Collin Johnson, P.Eng. be retained to supervise the reconstruction.
4. This document – specifically Table 1 - should be considered a construction management plan. Any changes should be made in conjunction with the construction supervisor.
5. The existing road is hazardous (due to the steep grade) and has left some rocks perched on the hillslope which present a significant hazard to downslope uses of the property and for Rockwell Drive. Therefore I recommend that reconstruction should commence as soon as reasonably possible.
6. If the tote road is reconstructed according to my recommendations with appropriate supervision, it would then not impair the safety of the lot for the intended uses and the hazard for Rockwell Drive now associated with perched rocks will be removed.

LIMITATIONS

The recommendations contained in this report pertain only to the road plans as disclosed to Madrone at the time of the inspection. This report was prepared considering circumstances applying specifically to the client. It is intended only for internal use by the client for the purposes for which it was commissioned and for use by government agencies regulating the specific activities to which it pertains. It is not reasonable for other parties to rely on the observations or conclusions contained herein.

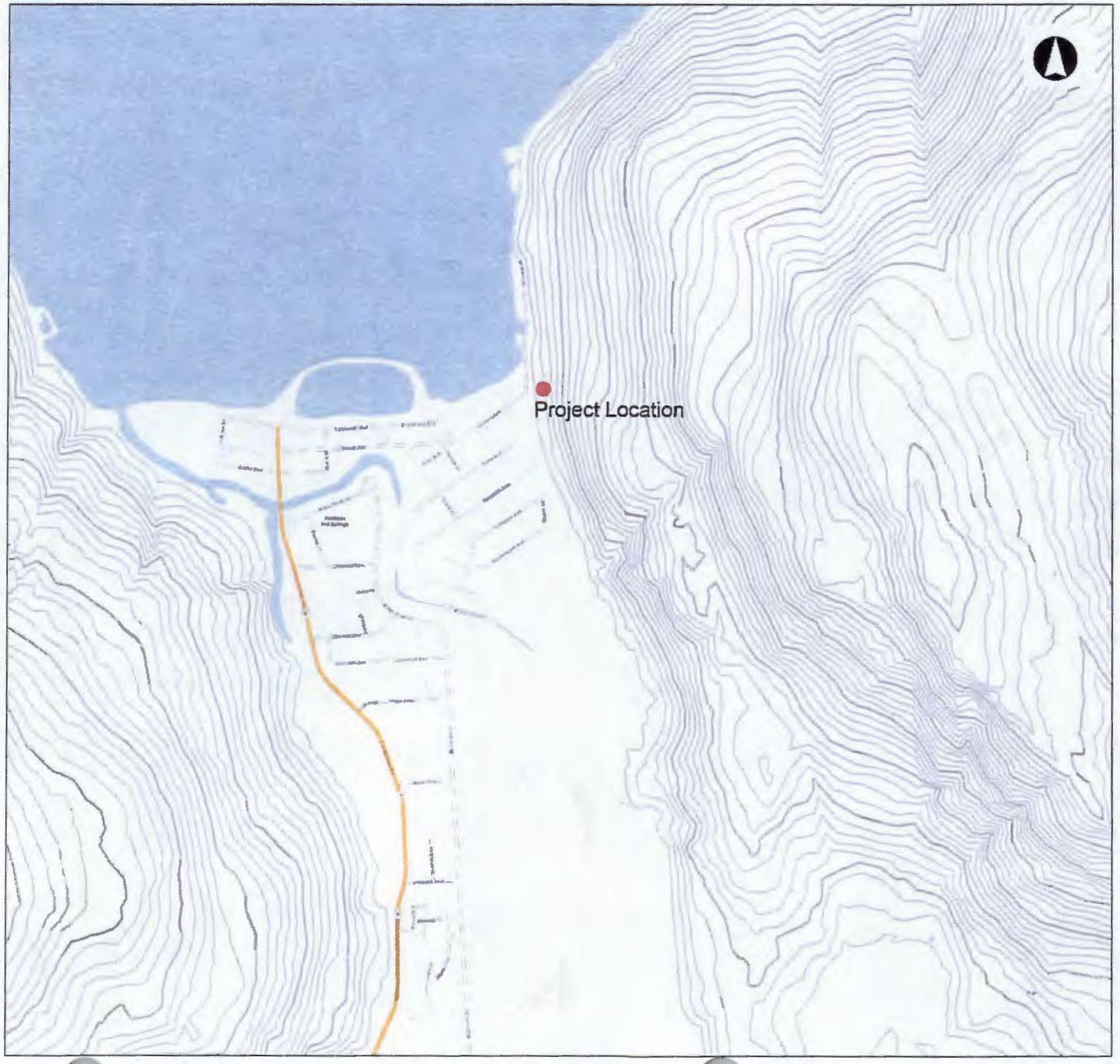
Sincerely, Reviewed by:

PROFESSIONAL PROVINCE OF G. BUTT BRITISH COLUMBIA GEOSCIENTIST

PROFESSIONAL PROVINCE OF K. W. Hughes-Adams BRITISH COLUMBIA ENGINEER

This is a digitally signed duplicate of the official manually signed and sealed document.

Gordon Butt, M.Sc., P.Ag., P.Geo. Ken Hughes-Adams, M.Eng.,P.Eng.



BRITISH COLUMBIA

Figure 1. Site Location

Legend

Contours - (1:20,000)

FCODE

- Contour - Index
- Contour - Index Indefinite
- Contour - Index Depression
- Contour - Index Depression Ind
- Contour - Intermediate
- Contour - Intermediate Indefinit
- Contour - Intermediate Depressi
- Contour - Intermediate Depressi

TileCache

0 0.41 0.83 km

1: 20,301

Datum: NAD83

Projection: NAD_1983_BC_Environment_Albers

Key Map of British Columbia

MADRONE	Dossier Number: 14.0094 / This supercedes all prior versions Version: 1	Project: Geo-Hazard Assessment of Proposed Road	Title: Access Road with Reference Point
	Reviewed: Gordon Butt, P.Geo.	Location: Rockwell Drive and Lillooet Avenue	FIGURE 2
	Drawn By: Mark Su / Date: 2014/04/17	Client: OTG Development Concepts	

MADRONE
environmental services ltd.

APPENDIX I

Site Photos

Photo 1. View looking northeast from Rockwell Drive and Lillooet Avenue. Start of steep (55°) road slope.

Photo 2. Looking north from point HL10 at the constructed road. Cutslopes on the east is unstable, large blocks on the west of the rock (side-casted) poses a hazard.

Photo 3. Looking west from HL7 at the hillslope. Medium to large size boulders held up by timber poses significant hazard to public road down below; required to be hauled up/retrieved.

Photo 4. Looking south from HL5 at the constructed road.

Photo 5. Looking north from HL1 at the steep hillslope.

Photo 6. A rockfall sign located at Rockwell Drive downslope of the constructed road.

MADRONE
environmental services ltd.

APPENDIX II

Glossary of Geomorphology Classification

Surficial Material Texture

	coarse fragments			fines	
	256mm	64mm	2mm	0.062mm	0.002mm
Rounded	boulders	cobbles	pebbles		
Mixed Shapes	mixed fragments (diamicton)			sand	silt / clay / mud
Angular	blocks / angular fragments	rubble / angular fragments			

Multiple textural terms are listed in ascending order of volume fraction.

Consolidation of Surficial Materials

Non cohesive Soils		Cohesive Soils	
very loose	easily excavated with spade	**very soft**	easily penetrated by fist
loose	some resistance to spade	**soft**	easily penetrated by thumb
compact	considerable resistance to spade	**firm**	readily penetrated by thumb
dense	requires pick for excavation	**stiff**	penetrated by thumbnail
very dense	high resistance to pick	**hard**	difficult to penetrate with thumbnail

Spacing of Bedrock Joints and Fractures

extremely close	<20 mm	**moderately close**	0.2 m to 0.6 m
very close	20 mm to 60 mm	**wide**	0.6 m to 2 m
close	60 mm to 200 mm	**very wide**	>2 m

Slope Drainage

Drainage describes the rate at which saturated surficial material reaches field capacity. (Field capacity is the moisture content remaining after removal of water that, given a drainage path, could be moved by gravity). It is controlled by the rate of subsurface water influx, the available pathways for water removal, and the permeability of the surficial material itself.

very rapidly drained	moisture content is above field capacity only during heavy precipitation
rapidly drained	moisture content is above field capacity for only brief periods after heavy precipitation
well drained	moisture content is above field capacity for several hours after heavy precipitation
moderately well drained	moisture content is above field capacity for several days after heavy precipitation
imperfectly drained	moisture content is above field capacity for a significant part of the time that the surficial material is not frozen
poorly drained	moisture content is above field capacity for most of the time that the surficial material is not frozen
very poorly drained	the water table is at or near the surface for most of the time that the surficial material is not frozen

Depth of Surficial Material

thin veneer*	a layer of surficial material <20 cm thick
veneer*	a layer of surficial material, less than 1 m thick, that conforms to minor irregularities in the underlying material
mantle	a layer of surficial material, typically 0 m to 3 m thick, that fills or partially fills depressions in an irregular substrate, but is too thin to mask prominent irregularities
blanket	a layer of surficial material, >1 m thick, that masks minor irregularities of the substrate, but conforms to its larger-scale shape
deep deposit	a layer of surficial material whose surface is unrelated to the shape of the underlying substrate

Slope Gradient

gentle	<25%	**moderately steep**	50% to 70%
moderate	25% to 50%	**steep**	>70%

Microtopography

Microtopography describes the magnitude of surface irregularities on a horizontal scale of 1 m to 10 m. It contrasts with mesotopography which is on a scale of roughly 10 m to 100 m, and may be described using the self-explanatory terms concave, convex, undulating (sideslopes <25%), hummocky (sideslopes >25%) or benchy.

uniform	no surface irregularities >0.5 m high
slightly irregular	irregularities 0.5 m to 1.0 m high
moderately irregular	irregularities 1.0 m to 2.0 m high
(highly) irregular	irregularities >2.0 m high

APPENDIX III

Classification of Slope Failure Hazard

Classification of Slope Failure Hazard

In this report, the hazard of failures occurring in a polygon or on a road segment is rated according to the classification system shown in Table A. Conceptually, the process of determining the appropriate rating involves two steps. First, the assessor estimates the statistical "expected value" of failure density—the number of failures per unit area (or per unit road length), over the period of one rotation. This is a largely subjective judgment, based on the assessor's observations. Then the assessor compares the "expected value" of failure density to Table A to determine the hazard rating (actually, it is failure spacing—the inverse of failure density—that is compared). Madrone developed the rating system described in Table A in response to the lack of objective methods for describing the level of hazard. The classes were defined so that they corresponded reasonably well with pre-existing (albeit imprecise and subjective) practice by geoscientists and engineers.

Table A. Definitions of Slope Failure Hazard Classes

Hazard Class	Expected Average Failure Spacing	
	Polygons	Roads
Very High	>1 failure per 2 ha	>1 failure per 200 m
High	1 failure per 2 to 10 ha	1 failure per 200 to 1km
Moderate	1 failure per 10 to 50 ha	1 failure per 1 to 5 km
Elevated Low	1 failure per 50 to 250 ha	1 failure per 5 to 25 km
Low	1 failure per 250 to 1250 ha	1 failure per 25 to 125 km
Very Low	<1 failure per 1250 ha	<1 failure per 125 km

Given the hazard rating for a particular polygon and the size of the polygon, the probability of at least one failure occurring in the polygon can be determined from Figure A, below (Figure A is based on the assumption that the probability of a specified number of failures occurring within a polygon is related to the size of the polygon by the Poisson distribution, provided that the size of the failure initiation surfaces is small in relation to the polygon size).

By combining knowledge of the probability of slope failures with information about the likely consequences, land managers can make informed decisions regarding the acceptability of risks associated with specific construction practices.

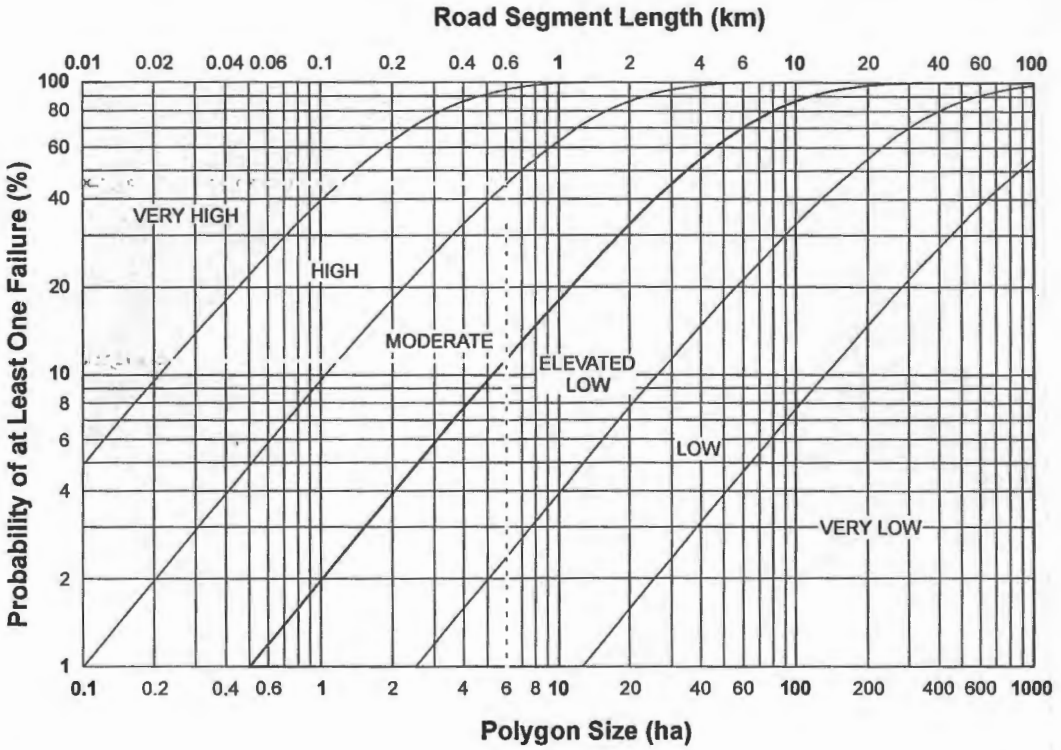


Figure A. Probability of Slope Failures

The example shown on Figure A, illustrates the probability of failure for a 6 ha polygon with a *moderate* hazard rating. The probability of at least one failure occurring on the polygon over the period of one rotation is between 11% and 45%.

Similarly for a 2 km road segment with *elevated low* hazard, the probability of at least one failure would be between 8% and 32%.

HARRISON HOT SPRINGS
Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO:	Mayor and Council	**DATE:**	July 7, 2014
FROM:	Debra Key, Deputy Chief Administrative Officer/Corporate Officer	**FILE:**	4320-50
SUBJECT:	Liquor Primary and Liquor Primary Club Structural Change Application		

ISSUE:

Approval for structural change under the Liquor Primary and Liquor Primary Club licence for the Harrison Hot Springs Resort and Spa's application.

BACKGROUND:

A request has been received from the Harrison Hot Springs Resort & Spa for their application to the Liquor Control and Licencing Branch to construct an addition of a new Outdoor Patio.

The Resort is requesting a change to their Liquor Licence by extending their existing patio by forty (40) feet adjacent to the interior licenced area. Guests will be required to access the patio area through the existing interior licenced area.

The proposed patio area will not increase the current occupant load. The occupant load will remain at 34 patrons plus staff. Increasing the space of the current licenced area will provide additional space for ease of movement of both patrons and staff.

The Building Inspector has approved the proposed occupant load calculation.

RECOMMENDATION:

THAT Council recommend the issuance of a licence for the Harrison Hot Springs Resort & Spa for an addition of a new outdoor patio; and

THAT the views of residents were not gathered as the proposed patio addition does not result in an increase in occupant load.

Respectfully submitted for your consideration;

Debra Key
Deputy Chief Administrative Officer/CO

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Ian Crane
Chief Administrative Officer

Liquor Primary and Liquor Primary Club

Structural Change Application

Liquor Control and Licensing Form LCLB 012a

INSTRUCTIONS:
Complete all applicable fields then submit with payment as outlined in Part 6 of this application form. You may complete this form online, then print.

- If you have any questions about this application, call the Liquor Control and Licensing Branch (LCLB) toll-free at: **1 866 209-2111**
- LCLB forms and supporting materials referred to in this document can be found at: **www.pssg.gov.bc.ca/lclb**

Application Contact Information

The applicant authorizes the person below to be the primary contact for the duration of the application process only.

Name: GHANNA HANNA | Phone number: 604 316-7486

Fax number: 604 796-9374 | E-mail address: GHANNA@HARRISONRESORT.COM

Licensee Information

Licence # affected: 133462

Licensee name [as shown on licence]: Harrison Hot Springs Hotel

Establishment name [as shown on licence]: Harrison Hot Springs Hotel

Establishment Location address: (as shown on licence)

Street	City	Province	Postal Code
100 Esplanade Ave	Harrison Hot Springs	BC	V0M 1K0

Business Tel with area code: 604 796 2244 | Business Fax with area code: 604 796-9374

Business e-mail: ghanna@harrisonresort.com

Business Mailing address: (if different from above)

Street	City	Province	Postal Code

Type of Change Requested

Please check ☑ appropriate box(es) below:

Sub- Job Number
Office Use ONLY

Part 1	☐ **Addition of a New Outdoor Patio**	Outdoor Patio (C3-LIC)_____
Part 2	☒ **Alteration/Renovation**	Structural - capacity change (C3-LIC)_____
	☐ **Removal** of an existing licensed area	Structural - no capacity change (C4-LIC)_____

PART 1: Addition of New Outdoor Patio

Fee: $440 | C3 - LIC

Provide the following information:

1. Attach one 11" x 17" and one 8.5" x 11" copy of the proposed patio floor plan that shows furniture layout, entrance, exits, and abutting areas that may be licensed and/or unlicensed areas.

   The branch requires an occupant load (patrons plus staff) for the proposed patio area(s) which must be marked/stamped and dated ON the plan you submit.

   The occupant load calculation is generally provided by local building or fire authorities in your area. If you are advised that local building or fire authorities do **not** have jurisdiction or opt out providing this calculation, you may take your plan to an alternate qualified architect or design professional who will authorize the calculation.

2. What is the occupant load calculation for the new patio(s)?

   Patio #1: 34 | Patio #2: | Patio #3:

3. If the patio(s) is already constructed, **attach a photo**

Part 1 continued on next page...

4. Provide the height and composition of the patio perimeter or bounding that is designed to control patron entry/exit (i.e., railings, fencing, planters, hedging, etc.):

PATIO PERIMETER IS 4 FEET HEDGE WITH 2 GATES

5. Describe the location of the patio in relationship to the licensed interior, The patio should be immediately adjacent or contiguous to the interior licensed area so that it does not appear to be a standalone patio.

EXTENSION OF PATIO THAT IS IMMEDIATELY ADJACENT TO THE INTERIOR LICENSED AREA

6. Describe how patrons will access the patio

FROM THE LICENSED AREA (BAR)

7. Will servers have to carry liquor through any unlicensed areas to get to the patio? ☒ No ☐ Yes **If yes**, please explain:

8. Describe how staff will manage and control the patio from the interior licensed area:

GUESTS HAVE TO GO THROUGH INTERIOR LICENSED ARE TO GET TO THE PATIO

9. Is the patio located on: **(a)** grass, **(b)** earth, **(c)** gravel, **(d)** finished flooring, **(e)** cement sidewalk or **(f)** other (please specify below).

(D) FINISHED FLOORING

10. Will the patio have a fixed or portable liquor service bar? ☐ Yes ☒ No

11. If "No", will liquor be served from the interior service bar? ☒ Yes ☐ No

Note: A resolution from your local government or First Nation commenting on the application is required. Please see Parts 3 and 4 for an explanation of what the local government or First Nation is required to consider.

PART 2: Structural Changes (Excluding construction of new patios)

Fee: $440 C3 - Cap Ch. / C4 - No Cap Ch.

Provide the following information:

1. Described the proposed changes in detail:

EXTENDING THE EXISTING PATIO BY ABOUT 40FT. WIDE

2. Attach one 11 x 17 and one 8.5 x 11 floor plan of the establishment with the determined occupant load calculations stamped on the plan. The floor plan is a view of each floor as seen if you were to remove the roof or ceiling and all construction above.

Floor plans must:

- Show acceptable levels of detail
- Show the dimensions of rooms and provide labels for each room as well as identify unlicensed areas, partial height walls, full height walls, planters, doors and windows, stairs showing direction of travel and all entrances and exits
- Washrooms, kitchens, bar, patio(s), and furniture layout must be marked on the plan you submit

Occupant load requirement: The occupant load calculation is generally provided by local building or fire authorities in your area. If you are advised that local building or fire authorities do **not** have jurisdiction or opt out of providing this calculation, you may take your plan to an alternate qualified architect or design professional who will authorize the calculation.

Part 2 continued on next page...

2. Current total of all licensed areas (as shown on the liquor licence): 34

3. By making these alterations, the occupant load will:

- ☐ Decrease the total occupant load to: _____ (patrons plus staff)
- ☒ Occupant load will stay the same: 34 (patrons plus staff)
- ☐ Increase the total occupant load to: _____ (patrons plus staff)

If there is an increase, a resolution from your local government or First Nation commenting on the application is required. Please see Parts 3 and 4 for an explanation of what the local government or First Nation is required to consider.

PART 3: Local Government/First Nation Resolutions: Information for the Applicant

A resolution from your local government or First Nation commenting on the application is required for the following change types:

- Part 1: Addition of a new patio
- Part 2: Any alteration/additon, when the proposed change increases the occupant load calculation.

Licensee responsibilities:

- Fill out applicable sections of this form.
- **Request your local government/First Nation to sign and date Part 4 of the original form.**
- Provide a photocopy of this form to the local government/First Nation and request that a resolution be provided within 90 days and sent directly to the Liquor Control and Licensing Branch, Victoria Head Office.
- Send the original form and application fees to the branch.
- The Liquor Control and Licensing Branch will follow up with the local government/First Nation if a resolution has not been received by the Branch within 90 days of the local government's receipt of your request.

Your local government/First Nation may decide that it does not wish to provide comment on your change request. However, they must still provide a resolution stating this decision and this resolution must be submitted directly to the Liquor Control and Licensing Branch.

For more information on resolutions regarding B.C. liquor licences, please visit the LCLB website publication index to consult the guide *Role of Local Government and First Nation* at http://www.pssg.gov.bc.ca/lclb/ under "Publications, Legislation & Resources".

PART 4: Local Government/First Nation Confirmation of Receipt of Application

This is to be filled out by your local government/First Nation office in relation to Parts 1 and 2. Applies to Liquor Primary and Liquor Primary Club licences.

Local government/First Nation (name): _____

Name of Official: _____ Title/Position: _____
(last / first / middle)

Email: _____ Phone: _____

Signature of Official: _____ Date of receipt of application: _____
(day / month / year)

This application serves as notice from the Liquor Control and Licensing Branch that an application for a permanent change to a liquor licence is being made within your community. The Liquor Control and Licensing Branch (LCLB) requests that a resolution commenting on the application be sent to the LCLB Victoria Head Office within 90 days of the above date of receipt.

If more than 90 days is required to provide a resolution, please contact the branch to make a request to the general manager for an extension. If the local government/First Nation decides not to provide comment, a resolution indicating this decision must be provided to the branch.

All of the items outlined below in points (a) through (d) must be addressed in the resolution in order for the resolution to comply with section 53 of the Liquor Control and Licensing Regulation. Any report presented by an advisory body or sub-committee to the council or board may be referenced in and attached to the resolution.

(a) The potential for noise if the application is approved (provide comments).

(b) The impact on the community if the application is approved (provide comments).

(c) If the amendment may affect nearby residents, the local government or first nation must gather the views of residents in accordance with 11.3(2)(c) of the Act.

- **If the local government or first nation gathered the views of residents, they must provide:**
  - **(i) the views of the residents**
  - **(ii) the method used to gather the views of the residents, and**
  - **(iii) its comments and recommendations respecting the views of the residents.**

(Residents includes residents and business owners)

- **If the views of residents were not gathered, provide reasons.**

(d) Its recommendation with respect to whether the amendment should be approved.

For more information on resolutions regarding B.C. liquor licences, please visit the LCLB website publication index to consult the guide *Role of Local Government and First Nation* at http://www.pssg.gov.bc.ca/lclb under "Publications, Legislation & Resources".

PART 5: Declaration of Signing Authority Including Valid Interest

My signature, as Applicant, indicates that, with respect to the establishment:

- I am the owner of the business to be carried on at the establishment or the portion of the establishment to be licensed.
- I am the owner or lessee of the establishment or portion of the establishment to be licensed. If I have an option/offer to lease the establishment, or portion of the establishment to be licensed, prior to a licence being issued, I will obtain a completed lease that will not expire for a minimum of 12 months after the date the licence is issued.
- I understand that the general manager has the right to request the following documentation supporting valid interest at any time and I agree to provide the requested documentation in a timely manner upon request:
  - If the applicant owns the property, a Certificate of Title in the applicant's name.
  - If the applicant is renting or leasing, a fully executed lease or assignment/offer of lease which does not expire for at least 12 months from the date the licence is issued. An offer for rent/lease must show rent paid, have a term and an expiry date and be signed by both the applicant and the property owner.
  - If the applicant is buying the land and the building(s), a copy of the offer or option to purchase the property and building(s). An offer must show price paid, have a term and expiry date, and be signed by both the applicant and the property owner.
- I understand that loss of valid interest at any time while holding a licence is reason for the general manager to consider cancelling the licence.
- I understand that I must advise the branch immediately if at any time the potential exists to lose valid interest either during the licensing process or once a licence has been issued.
- I understand that the name(s) on documentation demonstrating valid interest must be identical to the applicant names(s).
- As the licensee, I will be accountable for the overall operation, for all activities within the establishment and will not allow another person to use the licence without having first obtained a written approval from the general manager.
- I understand that a licence can only be renewed if I am the owner of the business carried on at the licensed establishment and I am the owner or lessee of the licensed portion of the establishment.

I solemnly declare that the statements in this declaration are true.

*(Signature of any shareholder of a private corporation, signing officer of a public corporation or society, sole proprietor or **all** individuals in a partnership is required below):*

***Note:** An agent, lawyer, resident manager or third party operator **may not** sign the declaration on behalf of the applicant.*

X Name of Official: Guo Qing Zhang (last / first / middle) Position: Date: 01/07/2014 (Day/Month/Year)

X Signature: _____

Name of Official: (last / first / middle) Position: Date: (Day/Month/Year)

Signature: _____

Name of Official: (last / first / middle) Position: Date: (Day/Month/Year)

Signature: _____

Name of Official: (last / first / middle) Position: Date: (Day/Month/Year)

Signature: _____

Section 15(2) of the Liquor Control and Licensing Act states: "A person applying for the issue, renewal, transfer, or amendment of a licence who fails to disclose a material fact required by the form of application or makes a false or misleading statement in the form of application commits an offence".

False declaration of valid interest is reason for the general manager to consider terminating the licence application and/or cancelling the licence.

PART 6: Application Fees - Payment Options

TOTAL FEE Submitted: $ _____

In accordance with Payment Card Industry Standards, the branch is no longer able to accept credit card information via email.

Payment is by (check (☑) one):

- ◯ Cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a $30 fee will be charged)
- ◯ Money order, payable to Minister of Finance
- ◯ Credit card: ◯ VISA ◯ MasterCard ◯ AMEX
  - ◯ **I am submitting my application by email and I will call with my credit card information.** I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 and understand that no action can proceed with my application until the application fee is paid in full.
  - ◯ **I am submitting my application by mail and have given my credit information in the space provided at the bottom of the page.**

Note: To ensure legibility, this application and supporting material **cannot** be faxed to the branch.

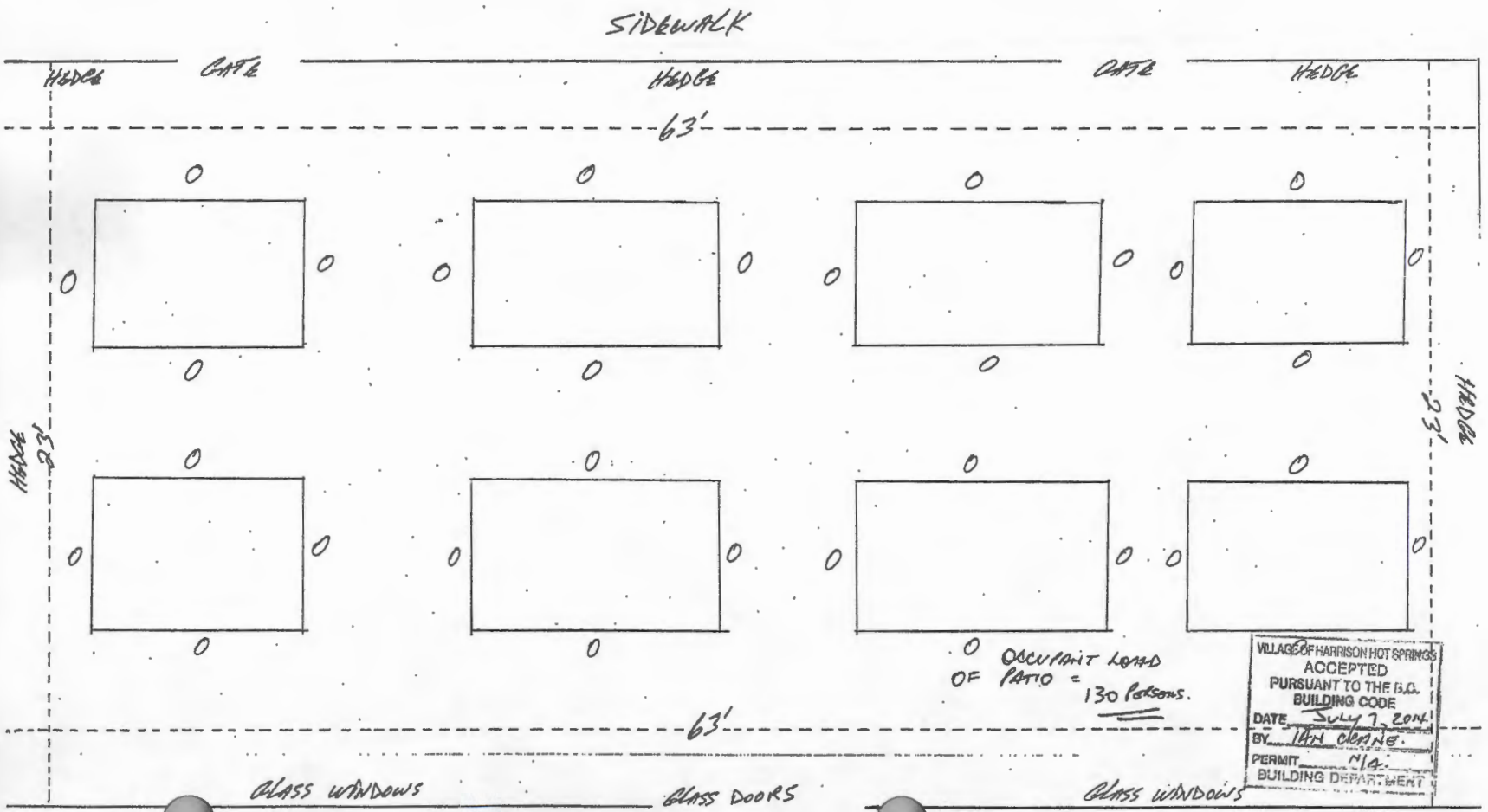
Contact Information

Liquor Control and Licensing Branch

Location: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1
For Mail Only: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8
Phone: 250 952-5787 **Web:** www.pssg.gov.bc.ca/lclb **E-mail:** liquor.licensing@gov.bc.ca

Freedom of Information and Privacy Act - The information requested on this form is collected for the purpose of obtaining or making changes to a liquor licence application. All personal information is collected under the authority of Section 15 of the Liquor Control and Licensing Act (RSBC 1996, c.267). Questions should be directed to: Liquor Control and Licensing Branch, Freedom of Information Officer, PO Box 9292 STN PROV GOVT, Victoria, BC V8W 9J8. Ph: In Victoria, 250 952-5787 Outside Victoria, 1 866 209-2111. Fax: 250 952-7066

Credit Card Information (To be submitted by fax or mail only)


SIDEWALK
HEDGE
GATE
HEDGE
GATE
HEDGE
63'
HEDGE
23'
HEDGE
23'
OCCUPANT LOAD OF PATIO = 130 PERSONS.
63'
GLASS WINDOWS
GLASS DOORS
GLASS WINDOWS
VILLAGE OF HARRISON HOT SPRINGS
ACCEPTED
PURSUANT TO THE B.C. BUILDING CODE
DATE July 7, 2014
BY
PERMIT N/A
BUILDING DEPARTMENT

HARRISON HOT SPRINGS
Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** July 8, 2014

FROM: Lisa Grant **FILE:** 1855-03-09
Manager of Development and Community Services

SUBJECT: Age-friendly Plan Update

ISSUE:
An update on the status of the Age-Friendly Plan.

BACKGROUND:
In the spring of 2014, consultation for the Age-Friendly Plan began. A number of consultation events have been completed to date. The events were led by our consultants, which included:

1. Workshop and survey with service providers;
2. Community open house;
3. Community walk-about and mapping;
4. Met with seniors social club; and,
5. Community survey.

Our consultant provided an update report on the service provider workshop and community open house. This is attached for your review.

Next steps for the planning process include compilation of information from the various events, drafting the Age-friendly Plan and presenting the draft to Council and the community. This step should take place in the fall of 2014.

RECOMMENDATION:
THAT the Age-friendly Plan Update Report be received for information.

Respectfully submitted for your
consideration;

Lisa Grant
Manager of Development and Community Services

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Ian Crane
Chief Administrative Officer

Attachment

AGE FRIENDLY

VILLAGE OF HARRISON HOT SPRINGS

Table of Contents

Service Provider Workshop

What: A Service Provider Workshop on Age-Friendly Communities
Who: 35 people in attendance including Cherie Enns Consulting, community members, and various Fraser Valley organization representatives.
Where: Harrison Hot Springs Hotel Cascade Room. 100 Esplanade Avenue, Harrison Hot Springs, BC.
When: April 1, 2014 from 8:00 AM to 10:00 AM

Pieter Steyn, PhD, a retired professor of Human Services and Gerontology and a practicing consultant, shared a broad, but thought-provoking overview of what perspectives should be considered in planning for the given Age Friendly Plan. Topics were geared around the central idea of improving and maintaining quality of life, including:

- **Needs**: Basic Needs, Belonging, Contribution, Freedom, Fun
- **Diversity**: Age, Gender, Personality, Culture
- **Age Friendly Community Dimensions**: Outdoor Spaces and Buildings, Transportation, Housing, Respect and Social Inclusion, Social Participation, Communication and Information, Civic Participation and Employment Opportunities, Community Support and Health Services

Cherie Enns, of Cherie Enns Consulting, speaks on "What makes a Community Age Friendly", while those in attendance generate ideas for group discussions. An age friendly community is, according to the World Health Organization, where policies, services and structures related to the physical and social environment are designed to support and enable older people to live in a secure environment, enjoy good health, and continue to participate fully in society.

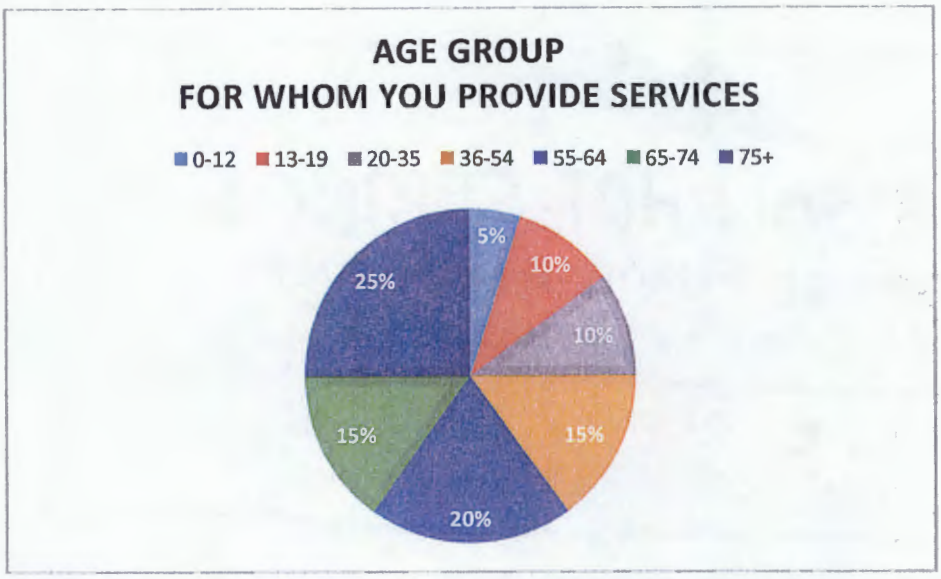
Melissa Kendzierski (top left), of Cherie Enns Consulting, records attendee responses to later create a graphic representation of the workshop. Some of the questions asked were: What makes a community age friendly? What are the strengths and challenges (including missing services) of Harrison in regards to level of & type of services as a community inclusive of all ages? What are the opportunities for change, particularly in service provisions, in Harrison to be an age friendly community. Village of Harrison Hot Springs Councilor, John Buckley (bottom left), shares a summary of his group discussion. Another group (bottom right), discusses various topics as guided by the facilitation questions.

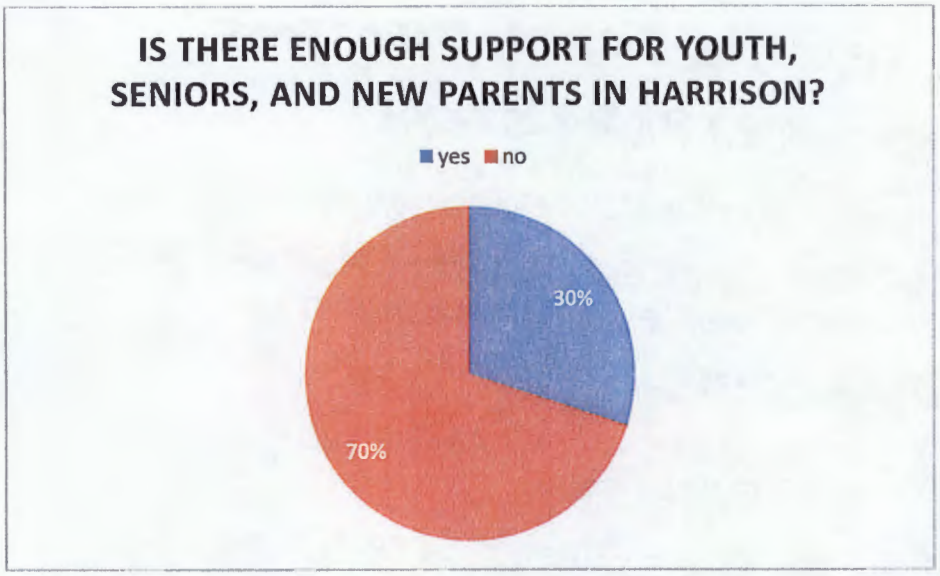
HARRISON HOT SPRINGS

SERVICE PROVIDER WORKSHOP ON AGE-FRIENDLY COMMUNITIES

APRIL 1, 2014 • 8 - 10 AM
HARRISON HOT SPRINGS HOTEL

- **WELCOME · SIGN IN · BREAKFAST**
- **SPEAKER: PIETER STEYN**
  AGE FRIENDLY COMMUNITY PLANNING:
  NEEDS & CONSIDERATIONS AROUND QUALITY OF LIFE
- **INTRO/BACKGROUND: CHERIE ENNS**
  PLANNING AGE FRIENDLY COMMUNITIES
- **DIALOGUE**
  1. WHAT MAKES A COMMUNITY AGE FRIENDLY ???
  2. WHAT ARE THE STRENGTHS & CHALLENGES (including missing services) OF HARRISON IN REGARDS TO LEVEL OF & TYPE OF SERVICES AS A COMMUNITY INCLUSIVE OF ALL AGES ???
  3. WHAT ARE OPPORTUNITIES FOR CHANGE - PARTICULARLY IN SERVICE PROVISIONS IN HARRISON, TO BE AN AGE FRIENDLY COMMUNITY ???
- **SURVEY/FEEDBACK/RAFFLE**





Transportation

100% of those who responded to the question of whether the referral service was complimentary for service providers stated no, that there were no such referral services.

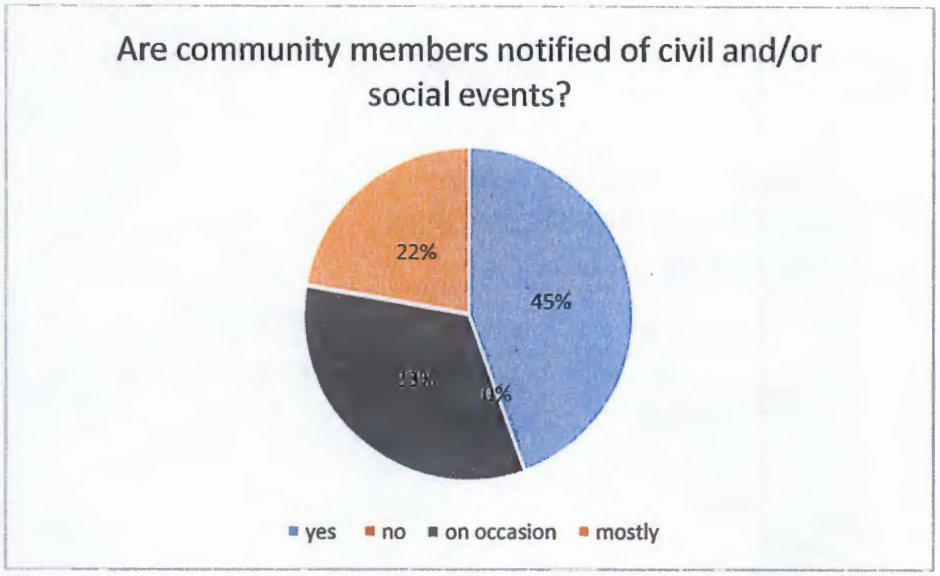
½ of the respondents said that there is reliable age-friendly transportation in Harrison, ½ said no, that there is not.

88% of respondents agreed that Harrison is a barrier-free, walkable community that is safe.

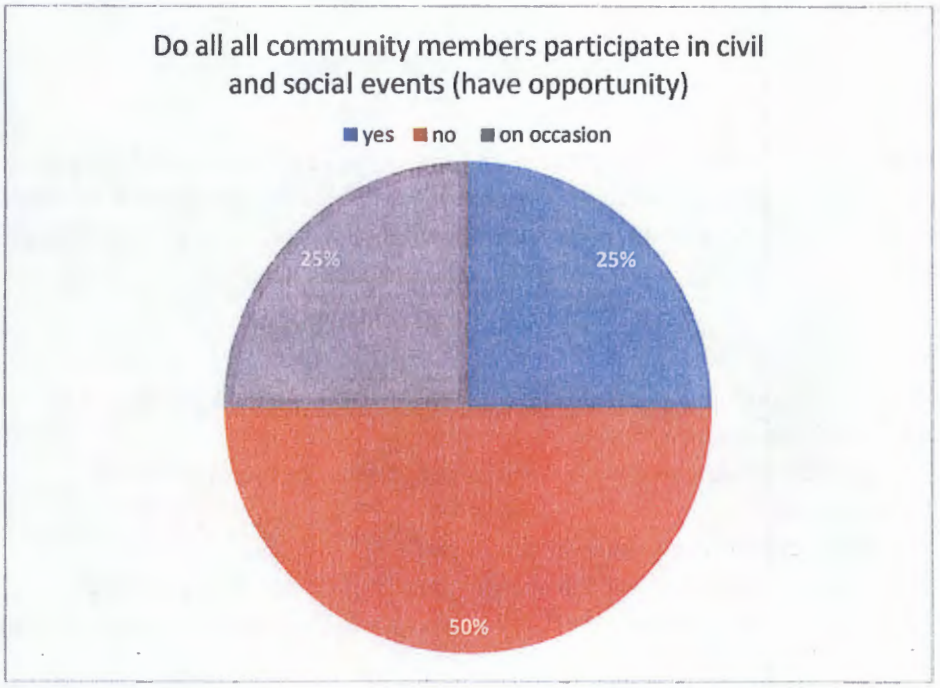
Social and Civic Participation

Over 88% of respondents stated that there is opportunity in Harrison for community members (age specific) to gather.

50% of respondents, however, made note that there are not opportunities for inter-generational gathering, with 25% stating that there were some opportunities, on occasion.



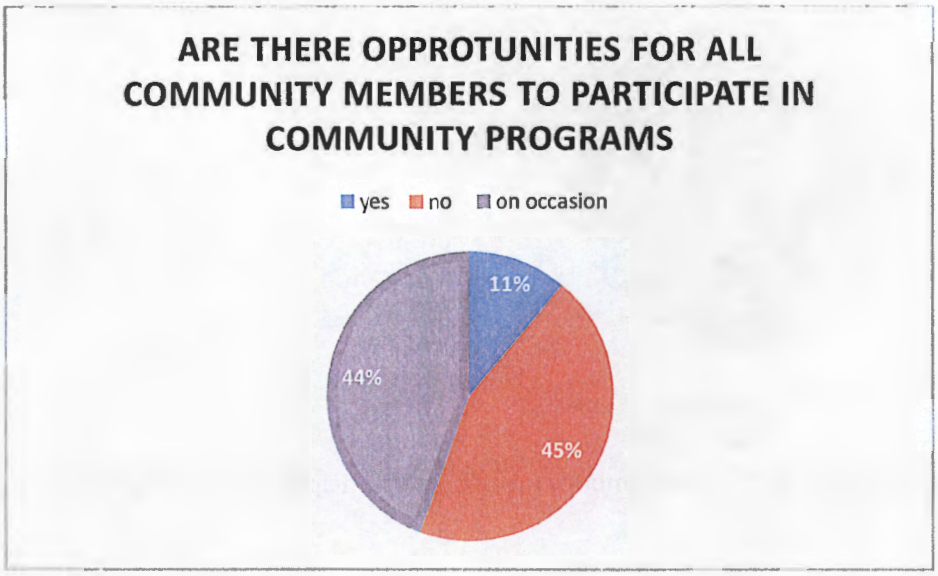
100% stated that there is opportunity for the community members to participate in civic events and meetings.



According to service providers, there is opportunity for community members, especially seniors to vote in federal, provincial, and municipal elections. Although there is the opportunity to participate in such events, it was noted that this depends on the reliability of transportation.

Most respondents identified that there are limited to no resources to receive or transmit information throughout the community.

Additionally, when asked about community programs, such as computer literacy, writing, drawing, dance, and recreational programs within the community 45% said there are occasional opportunities, but for the most part no, there are none.



Employment and Volunteerism

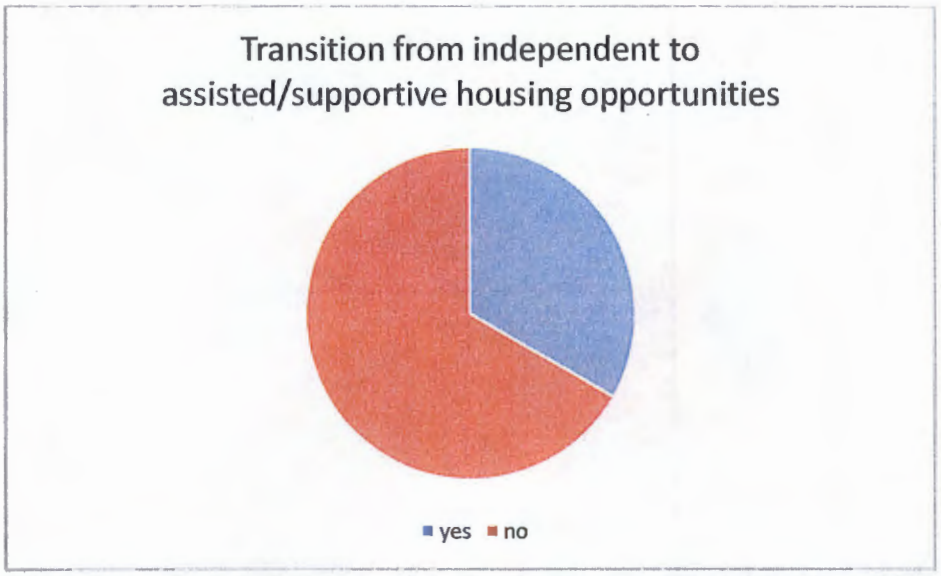
In regards to work and volunteerism, 78% of respondents stated there was little to no opportunity to work in the community and in return little opportunity to maintain economic independence. Contrarily, 78% of respondents stated there was opportunity to volunteer (with 2% stating on occasion) in Harrison.

Housing

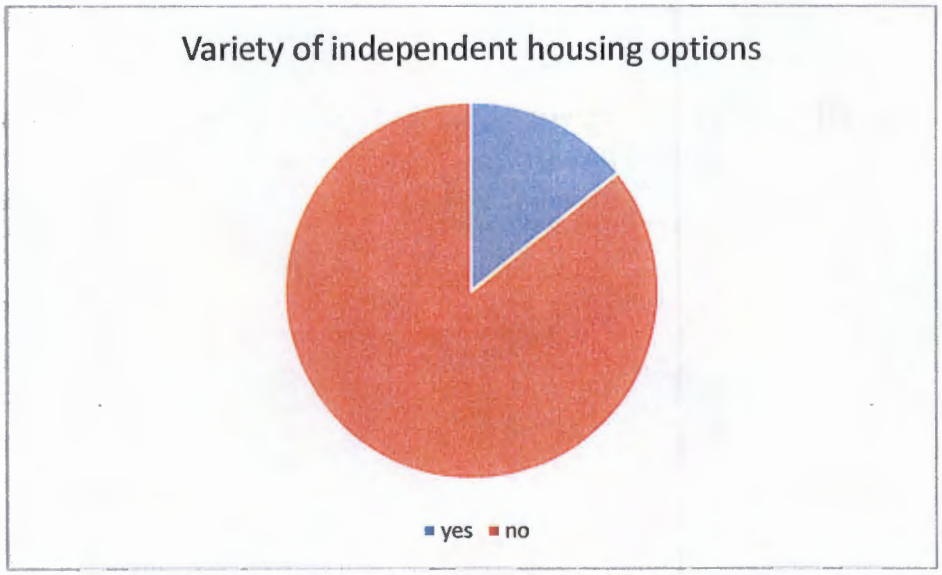
The questions pertaining to housing are as follows:

1. Are there opportunities for community members to transition from independent housing to assisted/supportive housing and care facilities?
2. Are their enough independent housing options available for community members (rentals, subsidized, ownership etc.)?
3. Is there opportunity for community members to "age in place"?
4. Is housing barrier free and adaptable to suit the changing needs of community members?
5. Are there opportunities for community members to remain with their spouse, or family as their needs change?

The following is the response analysis for the housing questions:

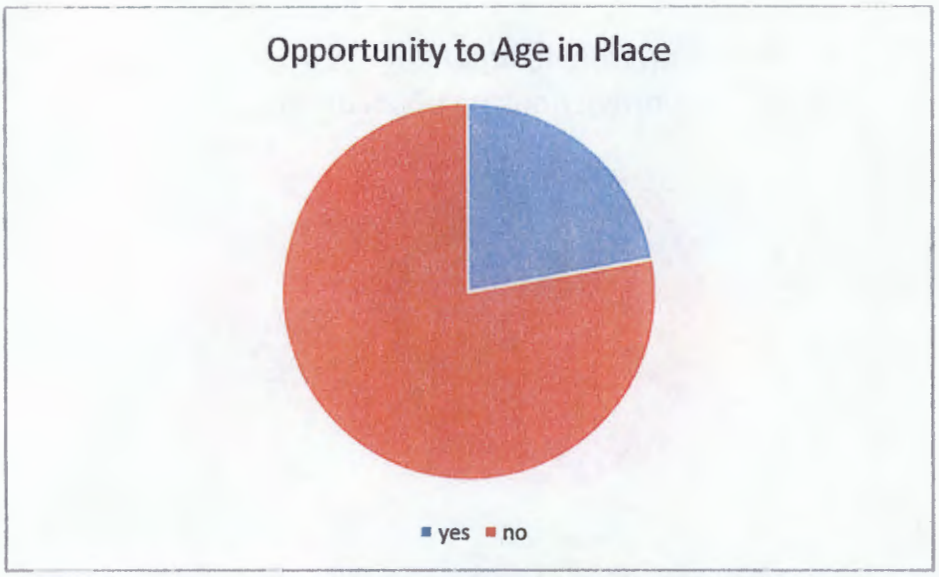
1. 

It is important to note that some of the "yes" responses stated that this could be done in the nearby town of Agassiz, but not in Harrison.

2. 

Again, the "yes" responses were based on utilizing the housing options in Agassiz.

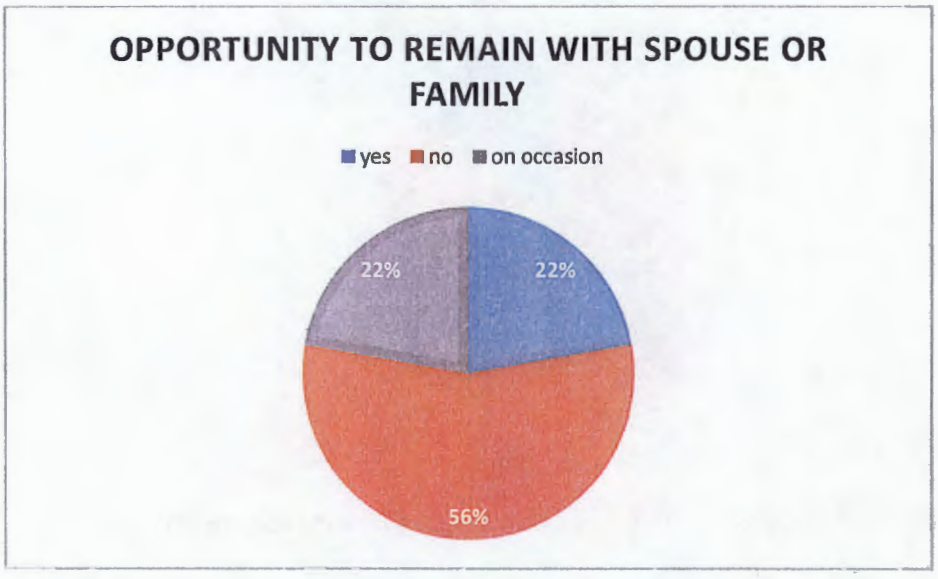
3.



The "yes" responses reflect the opportunities in Agassiz, not Harrison.

4. There was consensus that housing within the Village of Harrison is not barrier free or adaptable to suit the changing needs of the community.

5.



The opportunity to remain with the spouse or family responses included 22% on occasion that identified that this opportunity only arose if they were able to stay in their own home or their family's home.

Health

A number of questions pertaining to health were asked of service providers. The questions included meeting health needs (food, clothing, shelter, medical, etc.); adequate access to medical practitioners

and care facilities; reliable transportation to medical practitioners, pharmacies, and care facilities; opportunities to meet nutritional needs (grocery markets, community gardens etc.); opportunities for participation in exercise, health and nutrition, and preventative health programs in the community. The results were as follows:

1. 100% of respondents stated that there was not adequate opportunity for community members to meet health needs.
2. 100% of respondents stated that there was not adequate access to medical practitioners and care facilities.
3. 80% of respondents stated that there was not enough reliable transportation services to various health service providers, the other 20% stated that there was enough occasionally, but not regularly.
4. 86% of respondents stated that there were not many opportunities to meet nutritional needs.
5. 57% of respondents stated that there were occasional health programs in community in which community members could participate, but for the most part, there were not enough.

Discussion

From the results, it is easy to identify the key needs of the growing aged population within the Village of Harrison. While some of the general comments stated that Harrison is walkable, beautiful, clean, safe, and healthy, other comments pointed out that Harrison is isolated, had poor transportation services, and a limited economic and tax base, creating opportunities and barriers to creating an age-friendly community.

The key priorities identified through this initial survey are housing, health care, and reliable transportation. While some of the other issues such as lack of communication networks, lack of community programs, and lack of intergenerational gatherings, there is opportunity to plan and easily implement direct responsive advances in these areas. Housing, health care and access, and reliable transportation, however, are large-scale developmental infrastructures that take creativity, ingenuity, creative funding (such as hotel tax), and partnerships to create, maintain, and sustain into the future.

The first session with service providers and community members created an opportunity to develop a vision of an age-friendly Village of Harrison Hot Springs by including the following key features:

Safety, (sense of) belonging, welcoming, accessible, comforting, intergenerational, connecting, affordable, long term living

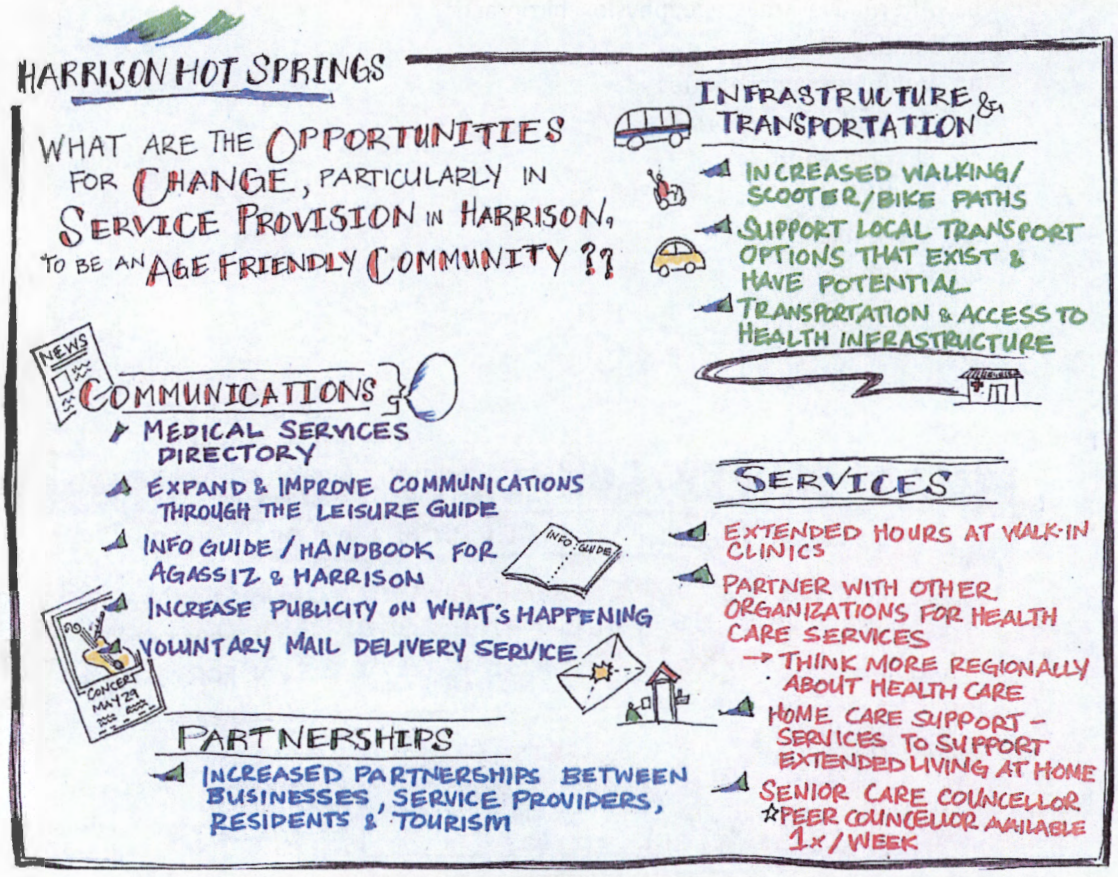
1. Housing
    a. Suitable and affordable
    b. Age-in-place
    c. Handicap access
2. Safety
    a. Well lit
    b. Wider sidewalks
    c. Community watch
3. Access to information

a. Community bulletin boards
b. Newsletters
c. Services

4. Accessible transportation
    a. Available
    b. Affordable
5. Access to Health care
    a. Traditional – Dr.'s offices, labs, clinics
    b. Alternative – massage, physio, chiropractic
6. Inclusive and social
    a. Volunteer opportunities
    b. Recreation and sports
    c. Sharing events
7. Food
    a. Accessible
    b. Healthy
    c. Fresh
    d. Options

Some of the opportunities for change within services identified key measures within the following categories:

1. Communications
2. Partnerships
3. Infrastructure and transportation
4. Services



From the results of this first workshop and survey analysis, there is starting point from which an age friendly plan can be developed. The workshop provided an analysis of the opportunities, threats, strengths and weaknesses with Harrison, while also increasing the awareness of priorities for age-friendly community development.

Drop-In Community Café

At the drop-in community café, 17 community members over the age of 55 years, and 3 community members under the age of 20 participated in the discussion of "What makes an age-friendly community?".

Transportation

During the discussion and through survey analysis, community members stated that while there is an increase in busing and public transportation availability, there is still a need for community drivers to take seniors to appointments outside of Harrison to surrounding communities for appointments, activities, and meeting personal needs. A key part of the discussion was the built environment that supports alternative transportation methods, specifically walking and cycling.
Community members identified that many of the sidewalks were not suitable for walking two-by-two, with a walker, cane, or stroller, while also letting another person pass by. The boardwalk and main street of Esplanade were identified as areas where vast improvement was made, but stated that many areas were missing sidewalks and bicycle paths that would meet the needs of community members, especially parents of younger children and seniors. See Map 1.

Social and Civic Participation

When asked about social and civic participation the following areas of concern were identified:

1. There is little notification of events that were easily found or highly promoted
2. Limited or no opportunity for multi-generational gatherings
3. There are few community programs in Harrison Hot Springs. Many have to go to Agassiz in order to participate. This is especially true for seniors and for children and youth. Participants identified that the lack of provision of community programs in Harrison Hot Springs increases the need for travel and related transportation.

Some benefits of Harrison include:

1. Many festivals and community events, though targeted for people outside of the community
2. Participation in civic events, voting, and awareness of such events is high,

Employment and volunteerism

During the community café, employment and economic opportunity was highlighted as a key issue in creating a complete community where residents can live, work, play, and age-in-place.

There are many opportunities to volunteer within Harrison at specific events. While those opportunities are available, they are based on summer events and tourist seasons. During the winter months community members do not volunteer within Harrison as readily, and often go to Agassiz for such opportunities.

Housing

Specific questions regarding housing were asked to investigate the current and future needs of the aging population and viability of housing options for aging-in-place. Participants agreed that there are limited options for housing that is representative of adaptability, including transitional housing, independent housing, the ability to remain with spouse, and the ability to age-in-place. Moreover, some participants discussed concerns with the housing market limiting their ability to move out of the community for better standard of living.

Map 1Identification of areas that require better sidewalks and cyclIng paths. As well as areas where safety is reduced as a result of transient overnight RV parking. Green = excellent; Red Bold = sidewalks missing; Red Line = sidewalks and bike paths needed

2. Easy to walk (flat, good sidewalks, safe)
3. Provision of services
4. Encouragement of community members
5. Inclusivity
6. Acceptance and respect of all ages, their conditions, and their knowledge
7. Friendly people and activities
8. Meeting places

The strengths, barriers, and opportunities in making the Village of Harrison Hot Springs age friendly are shown in Table 1.

As per discussion, the current needs of many of the participants are met to a certain degree, but there is a need for increased house and home care, better health care, and greater respect for seniors. The future needs include multi-level housing, check-in for seniors, transportation and greater assistance. Key priorities for an age-friendly Harrison include multi-level senior housing, effective exercise programs, contact person for services and advice at the local government level, assisted living facility, and a palliative care centre.

Through these discussions, participants identified several opportunities for integration of the community including the following:

1. Committees related to parks and trails, community programs
2. Seniors Advisory Committee – working with municipal government, with one youth member for mentoring program
3. Use of RV rentals and taxation for development of community programs
4. Use of school and Memorial Hall for community functions, barn dances, dancing lessons, bingo, music programs and more

The community members who participated in this event expressed the desire for more engagement opportunities that are informal and casual, wherein they fell that their voice and opinion is being heard and recognized.

Table 1 SWOT analysis of the Village of Harrison Hot Springs in becoming Age Friendly

What are the strengths of Harrison?	What are the weaknesses?	What are the opportunities for change in Harrison?	What are the challenges?
1. compact	1. Seasonal highs	1. multi-level senior housing	1. hard for residents to get a say, focused on tourism
2. flat	2. council meetings not allowing full participation	2. use of schools as community centre	2. lack of good neighbours
3. scenery	3. lack of programs in community, makes us have to drive to other communities	3. have someone designated to clean up bird poop off beaches	3. communication
4. local for most communities	4. not enough home care	4. designated dog off leash area by the water	4. too quiet
5. beautiful scenery, good roads with local traffic	5. nothing to do after 3 or 4pm during the winter	5. need strong active groups such as this	5. connecting people with one another at community events
6. the lake and summer weather	6. no list of services	6. plenty if there is the will	6. newcomers not connected
7. the beach	7. lack of information to public	7. multi-generational parks	7. no sense of connectedness
8. scenery		8. utilize school for adopt a grandparent or grandchild	9. no informal meeting places
9. climate			10. need enhancement of things available
10. beauty			11. advertising of events/get-togethers
11. social club, hiking groups, luncheons			12. seasonal opening hard on residents
12. Kent/Harrison Choir			13. nothing to do in winter
13. Complimentary of Harrison/Agassiz communities			14. lack of economic development
			15. divided village - hidden agendas; development versus non-development, personality divide

HARRISON HOT SPRINGS
Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE: July 9, 2014**

FROM: Lisa Grant **FILE: 2240-20-01-20**
Manager of Development and Community Services

SUBJECT: 2014 Community Events 2nd Quarterly Report

ISSUE:
Tourism Harrison has submitted a quarterly report for community events.

BACKGROUND:
To ensure that Council and staff are kept appraised of community events, Tourism Harrison has submitted a quarterly report for our information. The report outlines the events hosted in the second quarter of 2014 including description of the event, expenses and budget, and feedback on the event success.

Sasquatch Days was the only event hosted in the 2nd quarter of 2014.

RECOMMENDATION:
That the "Event Management Plan 2014, 2nd Quarterly Status Report" be received for information.

Respectfully submitted for your consideration;

Lisa Grant
Manager of Development and Community Services

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Ian Crane
Chief Administrative Officer

Event Management Plan
2014
2nd Quarter Status Report

Quarterly Report

April to June

This second quarter included only one RMI funded event and extensive planning for the summer slate of events.

June – Sasquatch Days June 7 & 8

Objective – is an intercultural event that is jointly sponsored by the Village of Harrison Hot Springs and Sts'ailes. If features First Nations ceremonies, war canoe races and a craft market. The goal of the event is to increase Tourism awareness and diversify the tourism season.

Location: Harrison Beach and lake, St. Alice Hall

Activities:

St. Alice Hall – craft market focusing on First Nations crafts, informational booths on nature, Sasquatch, as well as First Nations entertainment.

Lake front and Lake- activities include war canoe races, salmon barbeque, opening ceremonies.

Attendance: Attendance was up over 2013. Over the two days there were close to 50 war canoes, in excess of 400 participants and close to a 1000 spectators.

RMI Budget: 12,000.

Actual Expenses

Race Prizes	$10,000
Event management	2,000
Brochures	1,179
Total Event Expenses	$13,179

Total Marketing spend was approximately $4500 with a $750 in kind sponsorship from Black Press

Next quarter Key Tourism Harrison Events
June - August

July – Canada Day Celebrations- July 1

Planning for the day's activities is coming along. Parade participants have already been contacted, fireworks booked along with a bouncy castle to expand the children's activities. In the process of confirming entertainment during the day. And adding a pet parade element.

July – Harrison Festival of the Arts – July 12 - 20

Tourism Harrison plays no significant role in organizing this event and simply passes along a $12,500 grant.

August – Slow Food Cycle Tour – August 2nd

Planning for this event is well under way. This event has been moved to the August long weekend because of a conflict with the Dragon Boat Regatta. Though the event is held in Agassiz, participants stay in Harrison Hot Springs, dine and use services.

August – Classic Car Show – August 16

Looks to be bigger and better than last year.

Labour Day weekend – Bands on the Beach – August 30 & 31

Planning is well underway with many of the acts booked. Currently in fund raising mode with a goal of raising equivalent funds to the RMI funding.

Quarterly Event Report

Complete Event Schedule 2014

The objective for 2014 is to build the existing slate of events into larger more successful tourist events where possible, attract new tourist focused events and to implement new events that encourage overnight stays. In 2014 Family Day was the major new event organized by Tourism Harrison.

2014 Tourism Harrison Event Schedule			
Date	**Event**	**Organizer**	**Event Coordinator Role**
Feb 8 - 9	**Family Day**	Tourism Harrison	Management
Mar 29	**Heritage Walk**	Agassiz Museum/Kilby	Coordination
Mar 29	**Health & Wellness Festival**	Tourism Harrison	Management
April 15 - 30	**Tulip Festival**	Last two weeks of April	Coordination
June 7 & 8	**Sasquatch Days**	Sts'ailes	Coordination & management
July 1	**Canada Day**	Tourism Harrison	Management
July 12 - 20	**Harrison Festival of the Arts**	Harrison Festival	Coordination
July 26	**Dragon Boat Festival**	Fraser Valley Dragon Boat	Coordination
Aug 2	**Slow Food Cycle Tour**	Tourism Harrison	Management
Cancelled	**Healing Wheels**	Border Guards	Management
Aug 16	**Lakeside Car Show**	Tourism Harrison	Management
Aug 23	**Hobie Cat Tournament**	Hobie Cat Association	Coordination
Aug 30-31	**Bands on the Beach**	Tourism Harrison	Management
Oct 24 & 25	**Beer Festival**	Tourism Harrison	Management
Nov 5-7	**Harrison Sturgeon Tournament**	BC Sport fishing Group	Coordination
Nov 23	**Mr. & Ms. Vancouver**	Vancouver Television	Coordination
TBD	**Bald Eagle Festival**	Tourism Harrison	Management
TBD	**Spirit of the Holidays**	Tourism Harrison	Management
	- Festival of Trees	Tourism Harrison	Management
	- Santa's Breakfast	Tourism Harrison	Management
	- Christmas Crawl	Tourism Harrison	Management

HARRISON HOT SPRINGS
Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** July 10, 2014

FROM: Debra Key, Deputy Chief Administrative Officer/CO **FILE:** 0340-50

SUBJECT: Amendments to Use of Public and Municipal Property Policy 4.1

ISSUE:

To approve the amendment to the Use of Public and Municipal Property Policy 4.1.

BACKGROUND:

Upon the adoption of the Temporary Sidewalk Extension Program Policy an amendment was subsequently made to the Park Regulation Bylaw to regulate the occupation of any structures or fixtures in a public space in the event a Licence of Occupation has been approved to occupy the space. An amendment was also made to regulate the use of alcoholic beverages within a fully secured enclosure when an event has been approved.

It is now necessary to amend the Use of Public and Municipal Property Policy to include those requirements under the provision for erection of structures when a special licence under the *Liquor Control and Licencing Act* has been approved for a public event.

The following amendment is recommended under section 4.

> *"4. No structures are to be erected other than shade tents or canopies, except in the case of an event that has obtained a special licence under the Liquor Control and Licencing Act, the event must be wholly secured by an enclosure that separates the event from the general public. All structures or enclosures must not impede or restrict general public access to the beach area.*

RECOMMENDATION:

THAT the amendment to the Use of Public and Municipality Property Policy 4.1 be adopted.

Respectfully submitted for your consideration.

Debra Key
Deputy Chief Administrative Officer/CO

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Ian Crane
Chief Administrative Officer

attachments

HARRISON HOT SPRINGS Naturally Refreshed	VILLAGE OF HARRISON HOT SPRINGS POLICY	
POLICY NAME	POLICY NUMBER	4.1
USE OF PUBLIC AND MUNICIPAL PROPERTY	DATE ADOPTED DATE AMENDED	July 9, 2012 July 9, 2012

PURPOSE

The purpose of this policy is to provide regulations for the use of public and municipal property.

DEFINITIONS

"Business" means any commercial activity where the business/individual receives payment for the goods or services it offers.

"Commercial Event" means an event open to or restricted to public participation where the sole purpose is to generate a profit for the organizer/organization.

"Community Event" means an event that is open to the general public where the sole purpose is to encourage community participation or tourism.

Any proceeds generated from the event/activity must be:

(1) Retained by the organization to further enhance their goals;
(2) Invested in a community project approved by Council; or
(3) Donated to a recognized charity.

"Private Event" means any event or activity organized for or by private individuals or groups

POLICY

Unless provided for elsewhere in this policy;

1. Any individual, group or organization wishing to use any public or municipal property for any event, function or activity shall first obtain a USE OF PUBLIC OR MUNICIPAL PROPERTY PERMIT.

2. All functions or events shall be protected by appropriate liability insurance naming the Village as an additional insured party. Appropriate levels of insurance shall be set by

the Village based upon a description of the proposed event, function or activity but shall not exceed $5,000,000.

3. Applications for a permit shall:

   a. Preferably be made at least six weeks prior to the event;

   b. Be accompanied by applicable non-refundable fee(s) as per the Miscellaneous Fee Bylaw;

   c. Be accompanied by a map indicating all areas on which the function or event will occur;

   d. Be accompanied by a full description of the function participation including approximate attendance draw anticipated, catering or food and beverages provided, if applicable, length of time of the function from beginning of preparation or set up to final clean up and if required and any requirements for change to parking or traffic patterns.

4. *No structures are to be erected other than shade tents or canopies, except in the case of an event that has obtained a special licence under the Liquor Control and Licencing Act, the event must be wholly secured by an enclosure that separates the event from the general public. All structures or enclosures must not impede or restrict general public access to the beach area.*

5. Prior to approval of the permit:

   a. A refundable damage deposit shall be submitted to the Village;

   b. Proof of Liability insurance shall be submitted to the Village; and

   c. Any other permits, licenses or requirements of outside agencies associated with the event or function shall be submitted to the Village.

6. Within 48 hours following the event, all areas used shall be thoroughly cleaned and returned to a condition equal to or better than before the event or the damage deposit shall be forfeited. If the damage deposit is not sufficient to cover all costs, the applicant may be billed for the additional costs. If outstanding costs are not paid, the Village will pursue the costs through a collection agency and the applicant will not be permitted to use Public Property in the future until the debt is paid.

COMMUNITY EVENTS

1. The organizer will recognize the Villages' involvement in the event through its advertising/promotion programs.

2. Any goods offered for sale must be compatible with the event (ie. T-shirts, memorabilia, supplies used by participants).

3. The Village may request the organizers to submit a budget and distribution of the proceeds for the event.

4. No food other than pre-packaged specialty items will be permitted to be sold by vendors. (This does not preclude organizers from making arrangements with a local business for the provision of food at the event.)

5. Organizers must provide proof that the Vendor carries liability insurance or cover the vendors with their insurance. They must also supply a list of vendors and products being supplied prior to commencement of the event.

6. All vendors must provide proof that they hold a valid and subsisting Business Licence from their community of origin.

7. The organizer must submit a map to the Village showing vendor location prior to approval of the event.

EXEMPTIONS

1. On a case by case basis, the Village may exclude events from some or all of the normal requirements based on the following criteria;

   a) During the event, the use of the land(s) is compatible with its normal activities, and will not be rendered unavailable for use by the general public;

   b) No fees are being charged for entry or participation in the event;

   c) No food/goods are being sold or advertised for sale by cash or donation;

   d) The event is organized solely for the purpose of raising funds for a bonafide charity (a financial statement may be required upon completion of the event); and

   e) No services are required to be provided by the Village.

   f) Fees and security deposits will not be assessed if costs are not incurred by the Village.

2. No fee or deposit will be required for any Council Commission or Committee event and will be covered by the Villages' insurance policy.