



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** Tuesday, April 7, 2015  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, 495 Hot Springs Road  
 Harrison Hot Springs, British Columbia

<b>1. CALL TO ORDER</b>		
Meeting called to order by Mayor Facio		
<b>2. INTRODUCTION OF LATE ITEMS</b>		
<b>3. APPROVAL OF AGENDA</b>		
<b>4. ADOPTION OF COUNCIL MINUTES</b>		
THAT the Minutes of the Regular Council Meeting held on March 16, 2015 be adopted.		Item 4 Page 1
<b>5. BUSINESS ARISING FROM THE MINUTES</b>		
<b>6. CONSENT AGENDA</b>		
<b>i. Bylaws</b>	(a) Council Procedure Amendment Bylaw No. 1066, 2015.  (b) Business Licencing and Regulation Amendment Bylaw No. 1068, 2015.	Item 6i.(a) Page 9  Item 6i.(b) Page 11
<b>ii. Agreements</b>		
<b>iii. Committee/ Commission Minutes</b>		
<b>iv. Correspondence</b>		
<b>7. DELEGATIONS</b>		

CORRESPONDENCE	
(a) Email dated March 9, 2015 from the City of Port Moody regarding the Proposed Closure of Burrard Thermal Plant – Resolution for Consideration at LMLGA and UBCM Conventions	Item 8(a) Page 13
(b) Letter dated March 16, 2015 from BC Transplant regarding proclaiming the month of April as Organ and Tissue Donor Awareness month.	Item 8(b) Page 19
BUSINESS ARISING FROM CORRESPONDENCE	
REPORTS FROM COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS	
REPORTS FROM MAYOR	
REPORTS FROM STAFF	
(a) <b>Report of Deputy Chief Administrative Officer/ Corporate Officer – March 23, 2015</b> Re: Registered Water Aerodrome – “Charlie Wilson Float Plane Dock” Lease 242374 over District Lot 431  <u>Recommendation:</u>  THAT the report on the Registered Aerodrome – “Charlie Wilson Float Plane Dock” be received.	Item 12(a) Page 23
(b) <b>Report of Operations Manager – April 7, 2015</b> Re: Rendall Park Tree Assessment  <u>Recommendation:</u>  THAT the Rendall Park Tree Assessment report be received for information.	Item 12(b) Page 27
BYLAWS	
(a) <b>Report of Deputy Chief Administrative Officer/ Corporate Officer – March 19, 2015</b> Re: Sign Bylaw Amendment  <u>Recommendation:</u>  THAT second and third reading of Sign Amendment Bylaw No. 1064, 2015 be rescinded;  AND THAT Sign Amendment Bylaw No. 1064, 2015 be reconsidered and amended;  AND FURTHER THAT Sign Amendment Bylaw No. 1064, 2015 be read a second and third time as amended.	Item 13(a) Page 55

<p>(b) <b>Report of Deputy Chief Administrative Officer/ Corporate Officer – March 19, 2015</b> Re: Tree Management and Preservation Bylaw No. 1015</p> <p><u>Recommendation:</u></p> <p>THAT Tree Management and Preservation Repeal Bylaw No. 1069, 2015 be given first, second and third reading.</p>	<p>Item 13(b) Page 59</p>
<p>(c) <b>Report of Deputy Chief Administrative Officer/ Corporate Officer – March 23, 2015</b> Re: Unsightly Property and Property Maintenance</p> <p><u>Recommendation:</u></p> <p>THAT the Property Maintenance Bylaw No. XXX be received for information.</p>	<p>Item 13(c) Page 63</p>
<p><b>QUESTIONS FROM THE PUBLIC</b> (pertaining to agenda items only)</p>	
<p><b>RESOLUTION TO CLOSE MEETING</b></p>	
<p><u>Recommendation:</u></p> <p><b><u>MOTION FOR CONSIDERATION</u></b></p> <p>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 accordance to Section 90 of the <i>Community Charter</i> and to consider matters pursuant to:</p> <p>Section 90(1)(l)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.</p>	

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

**DATE:** March 16, 2015  
**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 Sonja Reyerse  
Councillor John Hansen  
Councillor Samantha Piper

Chief Administrative Officer, Ian Crane

*Recording Secretary: Jaclyn Bhatti*

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

**Moved by Councillor Buckley**  
**Seconded by Councillor Piper**

THAT the agenda be approved.

**CARRIED  
UNANIMOUSLY**

4. **ADOPTION OF COUNCIL MINUTES**

**Moved by Councillor Reyerse**  
**Seconded by Councillor Hansen**

THAT the Minutes of the Regular Council Meeting held on March 2, 2015 be adopted.

**CARRIED  
UNANIMOUSLY**

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
March 16, 2015*

**5. BUSINESS ARISING FROM THE MINUTES**

None

**6. CONSENT AGENDA**

i. Bylaws None

ii. Agreements

iii. Committee/  
Commission  
Minutes

iv. Correspondence

**7. DELEGATIONS**

None

**8. CORRESPONDENCE**

Memo dated January 26, 2015 from Lower Mainland Government Association (LMEGA) regarding 2015 Resolutions for the Annual General Meeting and e-mail dated March 9, 2015 regarding the extension of the resolution deadline.

Letter dated February 24, 2015 from the Corporation of Delta regarding the Fraser Valley Regional Library 2015 Budget and Other Issues.

Moved by Councillor Buckley  
Seconded by Councillor Hansen

THAT the correspondence be received.

**CARRIED  
UNANIMOUSLY**

**9. BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

- Councillor Reyerse attended Chamber of Commerce Directors meeting. They will be hosting a World Host Service Work Shop on April 14, 2015. A Chamber Members listing is currently being worked on and should be ready for distribution at the end of the month.

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
March 16, 2015*

- Councillor Buckley attended the Tourism Harrison Board Meeting. The date of Sasquatch Days has been changed to June 27<sup>th</sup> and 28<sup>th</sup>. The Wine Festival has been canceled but will be held in the spring of 2016. Hotel occupancy rates are up for January (approximately 5%) and February (10%).

11.

**REPORTS FROM MAYOR LEO FACIO**

- Reported that Fraser Health is investing \$5 million into health care.
- Reported that BC 211 has launched a text messaging service. The service will provide information about supports, services and referral information for mental health, substance use, homelessness and connectivity.
- Commented that May is MS Awareness month
- Attended the Fraser Valley Regional District Regional and Corporate Services Committee meeting on March 10.

Environment Canada has proposed to add/amend 25 species to the Species at Risk Act. The only one that is present in the Fraser Valley Regional District is the Western Bumble Bee.

A Regional Waste Composition Study Q1 update was given.

An International Air Quality Agreement between Canada and the United States is back in discussion in regards to the air shed.

An update was given on the FVRD Homelessness Task Force.

- Attended Lower Mainland District RPS Mayors' Consultative Forum. There was a good turn out from all the Mayors. There were many discussions, including the resources that RCMP have to put into mental health, the Blue Ribbon Panel on crime prevention and medical marijuana licences. The RCMP are celebrating 40 years of women in the police force.
- Attended the Fraser Valley Regional District Strategic Planning Session in Agassiz. Air Quality topped discussion list as well as Flood Protection, Waste Management, Tourism and Outdoor Recreation. It was a very good meeting with a great turn out and input from directors.

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
March 16, 2015*

**12.            REPORTS FROM STAFF**

None

**13.            BYLAWS**

- (a)            Report of Deputy Chief Administrative Officer/Corporate Officer –  
February 20, 2015  
Re: “Council Procedure Amendment Bylaw No. 1066, 2015”**

**Moved by Councillor Reyerse  
Seconded by Councillor Hansen**

THAT “Council Procedure Amendment Bylaw No. 1066, 2015” be given first, second and third reading.

**CARRIED  
UNANIMOUSLY**

- (b)            Report of Deputy Chief Administrative Officer/Corporate Officer –  
February 24, 2015  
Re: “Boat Launch Facility and Parking Lot Regulation Bylaw No. 1065,  
2015”**

**Moved by Councillor Reyerse  
Seconded by Councillor Hansen**

THAT “Boat Launch Facility and Parking Lot Regulation Bylaw No. 1065, 2015” be referred to a Committee of the Whole.

**CARRIED  
UNANIMOUSLY**

- (c)            Report of Deputy Chief Administrative Officer/Corporate Officer –  
March 2, 2015  
Re: “Advisory Planning Commission Repeal Bylaw No. 1067, 2015”**

**Moved by Councillor Reyerse  
Seconded by Councillor Buckley**

THAT “Advisory Planning Commission Repeal Bylaw No. 1067, 2015” be given first, second and third reading.

**MOTION DEFEATED**

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
March 16, 2015*

**Moved by Councillor Reyerse**  
**Seconded by Councillor Piper**

THAT Advisory Planning Commission Repeal Bylaw No. 1067, 2015” be postponed until the Residents’ Advisory Committee has been struck.

**CARRIED  
UNANIMOUSLY**

(d)

**Report of Deputy Chief Administrative Officer/Corporate Officer –  
March 4, 2015**

Re: “Business Licencing and Regulation Amendment Bylaw No. 1068, 2015”

**Moved by Councillor Reyerse**  
**Seconded by Councillor Buckley**

THAT “Business Licencing and Regulation Amendment Bylaw No. 1068, 2015” be given first, second and third reading.

**CARRIED  
UNANIMOUSLY**

(e)

**Report of Deputy Chief Administrative Officer/Corporate Officer –  
March 6, 2015**

Re: “Sign Amendment Bylaw No. 1064, 2015”

**Moved by Councillor Reyerse**  
**Seconded by Councillor Hansen**

THAT “Sign Amendment Bylaw No. 1064, 2015” be now reconsidered, finally passed and adopted.

**MOTION DEFEATED**

**Moved by Councillor Buckley**  
**Seconded by Councillor Piper**

THAT “Sign Amendment Bylaw No. 1064, 2015” be referred back to staff.

**CARRIED  
UNANIMOUSLY**

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
March 16, 2015*

14.

**QUESTIONS FROM THE PUBLIC**

Q: Would Council consider street lights and a new sidewalk on Lillooet West?

A: That is under consideration. It can only be addressed through the RMI program.

Q: If there are repairs needed to boat launch, will that be paid for by tax payer dollars? Why?

A: Yes, because it belongs to the Village. We have to maintain due to insurance.

Q: Is there any way to control the abuse of fleet pass stickers?

A: It is very difficult to do.

Q: How many parking spots can people with fleet passes take up?

A: 1 per boat, based on availability.

Q: With the fleet passes, do the boats all need to belong to the same company/individual?

A: No, they can be contracted to that company/individual.

Q: Is it possible to eliminate the parking of boat trailers to a certain area and not all over the town?

A: No, we don't have that flexibility.

Q: If the sign bylaw is changed to seasonally, will same rules apply to both situations?

A: No.

Q: Would a change to the sign bylaw create more work for bylaw officer?

A: No, it shouldn't.

Q: With the 5 meters for the sign, can they put it outside the next business? Would there be problem between two businesses?

A: Yes, we would be looking at that.

Q: Does it say directly in front in the bylaw?

A: Yes.

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
March 16, 2015*

15.

**ADJOURNMENT**

**Moved by Councillor Reverse**  
**Seconded by Councillor Buckley**

THAT the meeting be adjourned at 7:56 p.m.

**CARRIED  
UNANIMOUSLY**

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Leo Facio  
Mayor

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Debra Key  
Corporate Officer

DRAFT



**HARRISON HOT SPRINGS**

*Naturally Refreshed*

**VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1066**

A bylaw to amend Council Procedure Bylaw No. 1002

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

**AND WHEREAS**, Council of the Village of Harrison Hot Springs has deemed it advisable to amend the Council Procedure Bylaw No. 1002;

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

**1. CITATION**

This Bylaw may be cited for all purposes as "Village of Harrison Hot Springs Council Procedure Amendment Bylaw No. 1066, 2015".

**2. AMENDMENTS**

**(a) Item 3 Meetings of Council, page 3, section (e), be amended to read:**

(e) Council meetings may be held at any venue within municipal boundaries.

**(b) Item 4 Agenda, page 4, section (g), 10. be amended to read:**

10. Reports of Councillors, Committees, Committee of the Whole and Commissions

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

In Compliance with section 124(3) of the *Community Charter*, public notice was given February 26, 2015 and March 5, 2015 in accordance with section 94 of the *Community Charter*.

READ A FIRST TIME THIS 16<sup>th</sup> DAY OF MARCH, 2015

READ A SECOND TIME THIS 16<sup>th</sup> DAY OF MARCH, 2015

READ A THIRD TIME THIS 16<sup>th</sup> DAY OF MARCH, 2015

ADOPTED THIS            DAY OF            ,2015

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1068

A bylaw to amend the Business Licencing and Regulation Bylaw No. 945

**WHEREAS** the Village of Harrison Hot Springs has deemed it advisable to amend Business Licencing and Regulation Bylaw No. 945;

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

**1. CITATION**

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Business Licencing and Regulation Amendment Bylaw No. 1068, 2015".

**2. Business Licencing and Regulation Bylaw No. 945 is amended by adding the following under Section 2 INTERPRETATIONS:**

““Real Estate Licencee” means a person who is a licencee under the *Real Estate Services Act* and who occupies or uses premises in the Village for the carrying on of the person’s business”.

**3. Said Bylaw is hereby further amended by adding the following under Section 21 EXEMPTIONS:**

“(c) REAL ESTATE

Pursuant to the *Real Estate Services Act* a municipality may not impose on a licencee under this act for any licence fee for carrying on their business unless the licencee occupies or uses premises in the municipality for carrying on their business.

**READINGS AND ADOPTION**

READ A FIRST TIME THIS 16<sup>th</sup> DAY OF MARCH, 2015

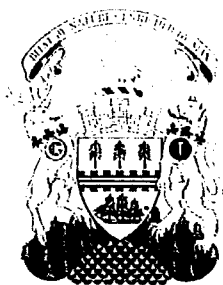
READ A SECOND TIME THIS 16<sup>th</sup> DAY OF MARCH, 2015

READ A THIRD TIME THIS 16<sup>th</sup> DAY OF MARCH, 2015

ADOPTED THIS                    DAY OF                    , 2015

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



# CITY OF PORT MOODY

OFFICE OF THE MAYOR  
March 09, 2015

File No. 0390-20

LMLGA  
10551 Shellbridge Way #60  
Richmond, BC  
V6X 2W9

FILE #	DATE
March 2015	0400-50
<input type="checkbox"/> CAO	<input type="checkbox"/> CO
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN/ FINANCE
<input type="checkbox"/> DIR	<input type="checkbox"/> COMMUNITY
<input type="checkbox"/> ENG. SERV.	<input type="checkbox"/> POLICE
<input type="checkbox"/> CEDR	<input type="checkbox"/> PUBLIC WORKS
<input type="checkbox"/> OP. MGR.	
ITEM A	B
COUNCIL AGENDA	
DATE April 7/15	
	INITIAL <input type="checkbox"/>
(ITEMS: A-REQ, ACTION; B - INFO - WRESP; C - INFO ONLY)	

Dear Sirs/Mesdames,

**Re: Proposed Closure of Burrard Thermal Plant – Resolution for Consideration at LMLGA and UBCM Conventions**

On February 24, 2015, City Council of the City of Port Moody unanimously passed the following resolution:

*"WHEREAS the City of Port Moody has been informed by the Government of British Columbia that the 900 MW (megawatt) natural gas-fired Burrard Thermal Generating Station in Port Moody is scheduled for closure in 2016, a plant which can provide an essential service by generating electricity to meet peak electrical loads in British Columbia during the winter months, is located in the lower mainland (the load centre of British Columbia) as an important strategic asset and can provide backup electricity in the event of low water levels behind BC Hydro dams or the failure of lengthy transmission lines due to forest fires, ice storms or similar causes;*

*AND WHEREAS the annual operating cost of Burrard Thermal, which has the lowest nitrogen oxides emissions of any natural gas standby plant in Canada, is approximately \$20 million, as opposed to the \$55 million presently being paid by BC Hydro to keep a smaller 275 MW natural gas-fired plant on standby in the outlying community of Campbell River;*

*AND WHEREAS BC Hydro's Integrated Resource Plan (2013) indicates a possible shortage of capacity (even in the absence of new electricity-supported Liquefied Natural Gas) as early as 2018, a shortage which is proposed to be met by constructing new natural gas plants;*

*BE IT THEREFORE RESOLVED that the City of Port Moody petition the Government of BC and BC Hydro to keep the Burrard Thermal Generating Station open until at the very least a review by the British Columbia Utilities Commission is conducted on the closing of Burrard Thermal and the construction of Site C Dam and that City staff be directed to forward a copy of this resolution to the Union of British Columbia Municipalities, Lower Mainland Local Government Association, British Columbia Utilities Commission and other local governments in British Columbia to seek support for this request."*

We request that this resolution be included with the 2015 Resolutions for discussion at the LMLGA Annual General Meeting in May 2015. The City of Port Moody is seeking endorsement of this Resolution for submission to the annual Convention in September and the support of all UBCM delegates.

Burrard Thermal is a relatively clean and economic power source that is an important strategic asset not just for the City of Port Moody, but more importantly for the entire Metro Vancouver Region and surrounding areas of the Province.

The threatened closure of this plant will potentially have significant economic and environmental consequences, as well as resulting in the region losing a critical emergency backup energy supply in the event of adverse future disruption to the long distance transmission network.

Attached is a background report. If there are any issues with respect to proceeding with consideration of this resolution, kindly contact our City Manager, Kevin Ramsay for further details.

Yours truly,



Mike Clay  
Mayor

Enclosure

CC: British Columbia Utilities Commission  
Local Governments in British Columbia

## Proposed Closure of Burrard Thermal Plant: Background Paper

The reasons why Burrard Thermal plays an important role as *a standby plant* fall under three main categories: Electrical, Environmental and Economic.

### Electrical

- BC Hydro is relying on an aggressive conservation program to reduce projected electricity demand by 78% over the next 20 years. Hydro's 20-year Integrated Resource Plan (released Nov. 2013) indicates that this reduction may not be met, which could result in Hydro being short of the electricity required ("capacity") to meet peak loads on cold winter days. As a standby plant, Burrard can play a critical role in ensuring Hydro can meet its capacity requirements.
- The Plan indicates that Hydro could be short of capacity as early as 2016, the same year Burrard is scheduled to close. The Plan calls for imported power from the spot market to meet any shortages, and admits such power may not always be available. It is also likely to be more expensive.
- As early as 2018, Hydro may have to rely on *new* gas-fired peaking plants in addition to imports, to meet capacity requirements. Such plants would be located elsewhere in BC.
- Hydro is advancing the installation of Revelstoke Unit 6 (by 10 years) to meet a potential capacity shortage. However, that Unit would not be available until 2020, and by then, demand may have grown sufficiently that gas plants would still be required to supply capacity. This could occur even without any LNG electrical load being added to the system.
- After Revelstoke Unit 6, the Plan shows there are no other major sources of reliable capacity available except for new gas plants and Site C. Even if Site C comes on line in 2023, gas plants could still be required to meet capacity needs until the end of the Plan in 2033.
- The installation of additional transmission lines to the Lower Mainland increases the reliability of the system, but not its capacity. However, the lines are hundreds of kilometers long and are vulnerable to icing, flash floods, forest fires, earthquakes and sabotage. In 1998 an ice storm resulted in the loss of 5 of the 6 major transmission lines supplying Montreal, blacking out parts of the city for weeks.
- Long transmission lines can result in energy losses as high as 7%, between the BC interior and the Lower Mainland.
- Unexpected failures of generating units at Hydro stations during the winter months have resulted in sudden capacity shortages in past years, requiring Burrard to fill the need.

- Ice jams on the Peace River can require Hydro to severely curtail power generation at the Peace River dams. This normally occurs when Hydro is experiencing high winter loads. Burrard has been required to meet the resulting capacity shortage( as recently as 2008) when 5 of the 6 generating units at Burrard were required to provide electricity.
- The proposed Woodfibre LNG facility at Squamish could be operational as early as 2017 and would result in a new year-round 180 MW load increase for Hydro, which would increase capacity requirements. This is 3 years earlier than anticipated in BC Hydro's Plan.
- During critical low water years, Burrard could provide up to 7,000 GWh/yr of firm reliable energy. Burrard is the only large gas-fired generating plant in the province. BC Hydro relies on water for 90% of its energy. The recent California drought has required that state to rely on gas plants for over 50% of its in-state power generation.
- Most Independent Power Producers (IPPs) supply intermittent power when Hydro least needs it (in the spring) and thus contribute very little to meeting Hydro's capacity needs.

### Environmental

- Over \$200 million has been spent upgrading Burrard over the last 20 years to make it cleaner and more reliable.
- The cooling water to Burrard inlet is now dechlorinated before release.
- Nitrogen oxide (NOx) emissions have been reduced by 90%. If the plant produced 900 MW 10% of the time, the NOx emitted would be less than 100 tonnes/yr out of a Lower Fraser Valley total of 55,000 tonnes/yr.
- New peaking gas plants are built as single cycle gas turbines with roughly the same efficiency as Burrard (35% vs 32%) and similar GHG emissions. However, nitrogen oxide emissions would be at least **three times higher**, as such plants would not have SCR NOx reduction like Burrard.
- Burrard is the only standby gas plant in Canada that has SCR NOx reduction.
- Shutting down Burrard and importing power instead would result in increased emissions overall. 39% of US power and 43% of Alberta power is coal generated.
- Even if Burrard ran at full output 85% of the year, GHG emissions would be no more than that emitted by one LNG export terminal burning natural gas to supply its energy needs.
- Burrard could produce 900 MW for 10% of the time and be within the designated 7% limit on fossil fuel-derived electricity as required under the Clean Energy Act.

### **Economic**

- New gas-fired peaking plants cost hundreds of millions of dollars to build and normally sit idle about 90% of the time. They are built as economically as possible with minimal priority on efficiency or emissions.
- Burrard is a fully paid for heritage asset and could be refurbished for tens of millions of dollars. The plant would cost over one billion dollars to replace. It is ideally located in the lower mainland in the middle of the load centre of BC.
- Peaking power imported from the spot market can be as expensive as \$1,000 a MWh. In comparison Burrard's fuel price at current market prices is approx. \$40 a MWh.
- BC Hydro would save only \$14 million/yr by removing Burrard's generating capability while keeping the voltage regulation function of the plant. In comparison Ontario Power Generation spends \$85 million/yr to keep its 2,000 MW Lennox gas-fired plant on standby. BC Hydro spends \$55 million/yr to keep a 275 MW private gas-fired plant in Campbell River on standby.

### **SUMMARY**

If Burrard were retained as a stand-by generating plant, it would be hard to state how often it would be needed. Hydro's peak loads vary each year according to the weather. Failures within the Hydro system often occur without warning. The exact amount of load growth and the success of Hydro's conservation program are unknowns. A best case scenario would be if Burrard did have to run at all. At the other extreme, a critical low water year could require Burrard to run year-round to provide energy to the system.

Hydro's Plan indicates that its options are limited should Hydro require additional capacity on short notice. It is common practice for other electrical utilities to maintain stand-by plants like Burrard to provide reliable power to deal with contingencies. Hydro's Plan indicates that if Burrard is shut down, there will be a need over the next 20 years to build replacement gas plants as a contingency measure. In past years, the BC Utilities Commission examined such issues when the need for Burrard was being questioned. That has not happened this time.

### **Attachment**

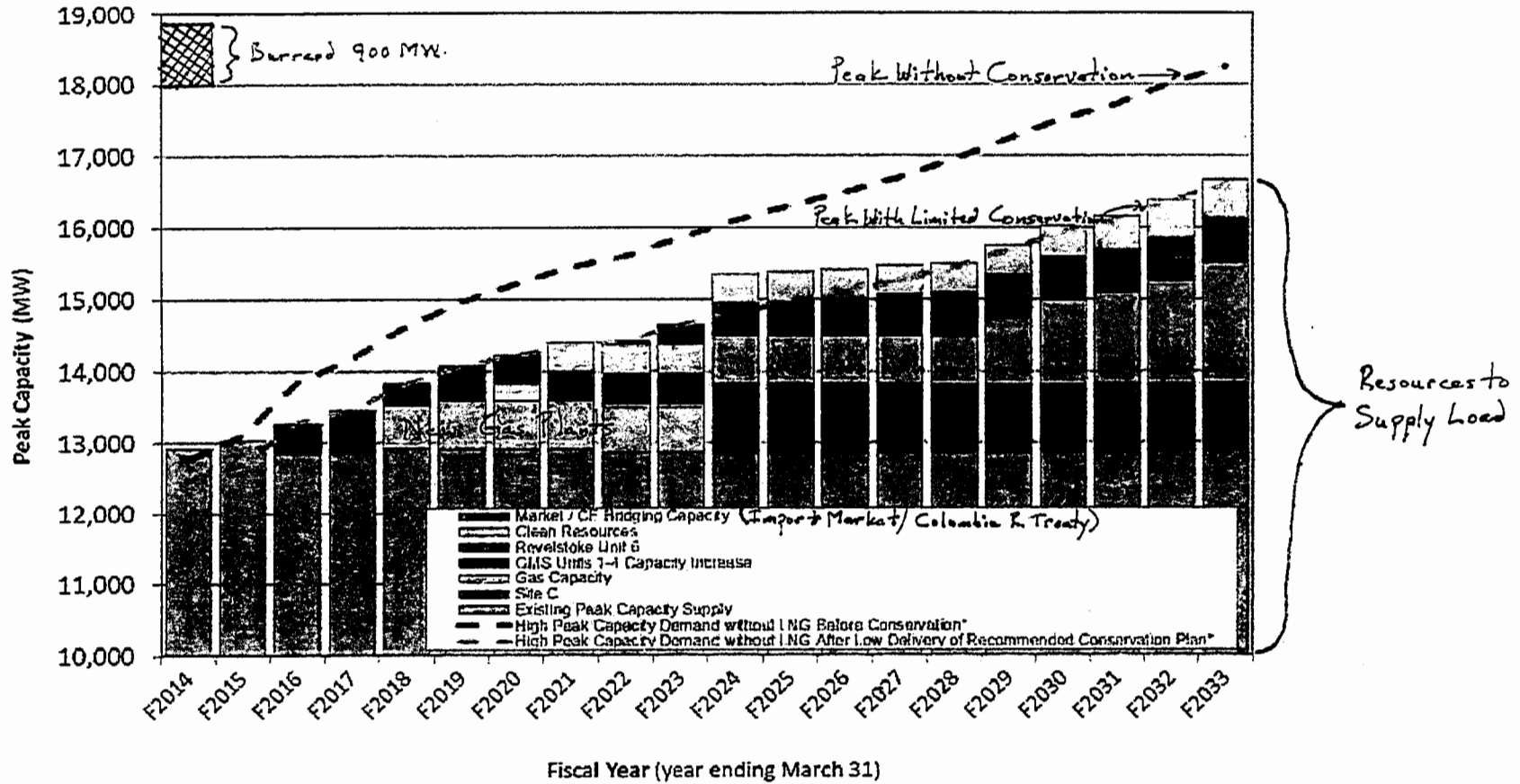
BC Hydro Integrated Resource Plan Nov. 2013 Appendix 9A, Figure 6 "CRP without LNG – Capacity"

This figure is from Hydro's Contingency Resource Plan (CRP), which shows what resources Hydro proposes to use, to meet higher than expected peak loads from 2014 to 2033. Potential load from LNG plants is not included.

Contingency Resource Plan

Figure 6

CRP without LNG – Capacity (Peak Demand)



\* including planning reserve requirements

8(b)



RECEIVED

MAR 20 2015

BY VILLAGE OF HARRISON HOT SPRINGS

March 16, 2015

Dear Mayor,

April is National Organ and Tissue Donor Awareness month, and as part of BC Transplant's campaign for 2015 we are writing to ask you to consider proclaiming the month of April as Organ and Tissue Donor Awareness month.

BC Transplant has a mandate to increase organ donation and to reduce wait times for patients in need of a life -saving transplant. We are working hard to support organ donation at the hospital level, but we know that ongoing success requires a comprehensive approach involving education and awareness

A 2014 public opinion survey showed that 95 percent of British Columbians support organ donation; yet only 20 percent have registered their decision. We'd like your help to change this by encouraging people to register their decision and give hope to the nearly 500 British Columbians who are waiting for a transplant.

How can you help? Here are four additional ways you can make a difference during April's awareness campaign:

1. If you've not already done so, register your decision at [transplant.bc.ca](http://transplant.bc.ca) and make sure your loved ones know your decision
2. Use your newsletter, website and social media channels to encourage your citizens to register their decision.
3. Lend your support via social media to our 48 hour registration drive. The drive, known as #48in48 starts on Monday April 20<sup>th</sup> and aims to encourage 48,000 people to register online at [transplant.bc.ca](http://transplant.bc.ca).
4. Host the registration banner on your website to make it easy for your citizens to register their decision and give hope to those who are waiting.

Attached to this letter is a document with a copy of the proclamation and additional information you may require when considering this request. . If you have any questions, or would like additional information, please contact our communications team at 604 877 2240 or email [info@bct.phsa.ca](mailto:info@bct.phsa.ca).

Thank you very much for your consideration.  
Sincerely,

Greg Grant  
Provincial Executive Director  
Encl

FILE #	DATE
0630-01	MAR. 20 / 15
<input type="checkbox"/> CAO	<input type="checkbox"/> CO
<input type="checkbox"/> DCAG	<input type="checkbox"/> ADMIN/ FINANCE
<input type="checkbox"/> DIRF	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> MGR REV SVCS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> CEDO	<input checked="" type="checkbox"/> COUNCIL
<input type="checkbox"/> OP. MGR	
TEM A B C	
COUNCIL AGENDA	
DATE April 7/15	
INITIAL GB	
(ITEMS: A-REQ, ACTION:	
B - INFO - WRSP;	
C - INFO ONLY)	

## April is National Organ and Tissue Donor Awareness Month

Here's how you can help:

### Encourage your constituents to register:

- Registering with your care card is easy – go online to [www.transplant.bc.ca](http://www.transplant.bc.ca).
- You can also request a registration form by calling Toll free: 1-800-663-6189, or pick one up from any of the following locations:
  - Service BC offices
  - Driver Service Centers (Motor Vehicle Branch)
  - London Drugs (TBC)
  - RE/Max BC
  - Life Labs

### Talk about organ donation:

- Share the story of a constituent who has been touched by organ donation or transplant
- Dispel the myths – the four main reasons people haven't registered
- Post the enclosed banner on your website with a link to the online registration page
- Follow our conversation on social media and boost awareness for the #48in48 registration drive that starts April 20<sup>th</sup>.

### Fast Facts as of March 1, 2015:

- # of British Columbians who've registered their decision – 927,106
- # of British Columbians waiting for a transplant – 465
- # of transplants performed in 2014 – 326
- Total # of transplants performed in BC since 1968 – 6,424

### Myths – Four reasons people don't register:

1. I have a decal on my care card/DL
  - A decal is no longer enough. The only legal record of your decision is made through the organ donor registry.
2. Doctors won't try to save my life.
  - Not true. Donation is only considered after all life-saving efforts have been exhausted and it is certain you will not survive.
3. I'm too old.
  - It's never too early or too late to register as an organ donor. The oldest donor in BC was 79 years old.
4. It's against my religion.
  - Most religions support organ donation as an act of life-saving. Check out [www.organtransplants.org/understanding/religion](http://www.organtransplants.org/understanding/religion)

For more information and to request the jpeg image of the registration banner please contact:  
BC Transplant Communications  
1 800 663 6189  
604 877 2240  
[info@bct.phsa.ca](mailto:info@bct.phsa.ca)

# PROCLAMATION

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## ORGAN AND TISSUE DONOR AWARENESS MONTH | APRIL, 2015

**WHEREAS**

there are currently 500 people in BC waiting for an organ transplant and more than 5,000 British Columbians who have received the gift of life through organ donation since 1968; and

**WHEREAS**

Organ donors and their families have selflessly demonstrated compassion and kindness by sharing the gift of life with others; and

**WHEREAS**

all British Columbians can make a positive difference by registering their decision to give the gift of life; and

**WHEREAS**

BC Transplant Society raises organ donor awareness through community initiatives by informing the public on the life-saving impact of registering as organ and tissue donors.

**NOW THEREFORE I,**

I do hereby proclaim **April, 2015** as **ORGAN AND TISSUE DONATION AWARENESS MONTH** in the.....

# ORGAN DONATION SAVES LIVES.

Register your decision at:  
[transplant.bc.ca](http://transplant.bc.ca)





what type of beach, (rocky or sandy, shallow or deep) is available and whether or not the aircraft can be tied to or beached upon.

Transport Canada has advised that there are no specific requirements for size or type of dock facility that may be used for float planes, however, they indicate best practice would be that the size of the dock be based on the size of the largest aircraft using the facility. Staff has also been advised that new Canadian Aviation Regulations are slated to be publicized in five (5) years and will contain physical characteristic requirements for aerodromes.

Enclosed is a chronological list of events that have occurred since 1963 on the establishment and construction of the Charlie Wilson Float Plane Dock for Council's information.

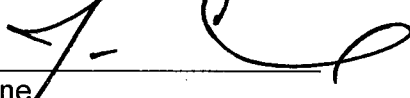
**RECOMMENDATION:**

THAT the report on the Registered Aerodrome – "Charlie Wilson Float Plane Dock" be received.

Respectfully submitted for your consideration;

  
\_\_\_\_\_  
Debra Key  
Deputy Chief Administrative Officer/CO

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

  
\_\_\_\_\_  
Ian Crane  
Chief Administrative Officer

## Chronological Events

- 1963 Charlie Wilson (early pioneer) applied for Land Use Permit for boat and aircraft dock
- 1967 Rec'd Land Use Permit for purposes of boat and aircraft dock for tugs, supply boats, pleasure craft
- 1973 Charlie Wilson deceased
- 1982 Village applied for funding under Air Transport Assistance Program – October rec'd \$50,000 from Prov of BC for construction of float plane dock (Airport Development Project)
- 1983 MOE Minister flew plane to HHS to announce funding and officially open the dock and name the float plane dock as "Charlie Wilson Float Plane Dock". Transport Canada, MOE Minister, Mayor Allen, BC Aviation Council, Wilson Family in attendance
- 1983 Village applied for 30 year lease from Province for constructing and maintaining the float plane dock facility
- 1985 Village interested in encouraging development of air transport services through the facility and requested licencing of dock through Transport Canada
- 1988 Village requested NOTAM to be published (Notice to Airmen) – filed with aviation authority to alert aircraft pilots of any hazards en route or at a specific location)
- NOTAM – is published to ensure traffic is landing to specific area – NOTAM does not regulate.
- 1995 Dock damaged and was repaired
- 1995 Documents on file for verification of published information for Water Aerodrome
- 2006 Dock damaged and repaired
- 2013 Village applied for renewal of Float Plane Dock lease and received lease for 30 years for maintaining a float plane dock facility and day boating pickup and drop off purposes





## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** April 7, 2015

**FROM:** Ian Gardner  
Operations Manager **FILE:** 6130-20-01 & 6300-01

**SUBJECT:** Rendall Park Tree Assessment

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**ISSUE:** Condition Assessment of Rendall Park Trees

#### **BACKGROUND:**

The majority of the Maple trees in Rendall Park have been showing signs of severe deterioration over the past few years. Approximately 6 years ago the Village Public Works started planting new trees in the East end of Rendall Park toward the Boat Launch. There is a combination of Red Maple, Gingko and Dogwood.

After many years of poor pruning practice, the existing Maple trees have begun to show extreme stages of deterioration. There has been severe branch fall from these trees in the last two years. Concerns were raised, as this is an area for picnic, walking and Beach use.

The Village hired Scott's Tree Care, in December 2014, to investigate the condition of all the old trees in Rendall Park and provide an Arborist's Report, which is part of this report.

As we suspected, approximately half of the trees are in grave condition. Twenty Four trees were inspected. Eleven trees are slated for removal. Ten trees are to be pruned, in accordance with proper pruning techniques and protocol. Three are in acceptable condition.

Quotes from Professional Tree maintenance businesses have been requested. We will begin removal of the trees before the beginning of the Tourist season this year. In the fall of this year we will have determined the appropriate plan for the planting of new trees in the West half of Rendall Park, continuing with a combination of Red Maple, Gingko, and Dogwood.

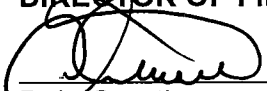
**RECOMMENDATION:** THAT the Rendall Park Tree Assessment report be received for information.

Respectfully submitted for your  
consideration;



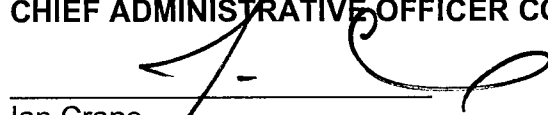
Ian Gardner  
Operations Manager

**DIRECTOR OF FINANCE COMMENTS:**



Dale Courtice  
Director of Finance

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**



Ian Crane  
Chief Administrative Officer



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## Arborist Report For The Village of Harrison

Grigg, Shelley

2/6/2015

February 6, 2015

**Client:** The Village of Harrison

**Site Location:** Rendall Park, Harrison Hot Springs.

**Subject:** Hazard Tree Risk Assessment/Arborist Report

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### **Introduction**

The services of Scott's Tree Care were retained in order to provide a tree risk assessment with recommendations on 23 trees located on Rendall Park. The assessment area extends from the corner of Esplanade Street and Spruce Street to the east end of the park.

### **Method**

On February 9, February 21 and February 25, 2015 we did a site visit to assess the 23 trees. The assessment of the trees represented in this report was conducted using the standard International Society of Arboriculture **Tree Risk Assessment in Urban Areas and the Urban/Rural Interface** system. These include a visual examination of the above ground parts of each tree for structural defects, scars, external indication of decay such as fungal fruiting bodies, evidence of insect attack, the condition of any visible root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, the proximity of property and people that pose an undue risk to the public. The assessments performed were visual assessment using a sounding hammer, an aerial assessment and core samples with an increment bore. No root excavations were performed. The trees were assessed for species, trunk caliper, height, shell wall thickness and apparent structural issues. The assessment was started at the east end of Rendall Park and worked west. The trees were identified and numbered individually.

### **Observations-pictures attached.**

22 of the trees in this assessment are Big Leaf Maple, *Acer macrophyllum* of similar size and age. 1 Fir and 1 Linden have been identified because of proximity. The Maple Trees have been badly managed in the past. 20 of these trees have been topped hard and occasionally clearance pruned. Topping of most of the trees has had negative effects on tree health. Most of the trees observed were in close proximity of trails and sitting areas. This Park is a high use high volume area in summer months and a walking lower use area in winter months.

The hazard potential of the tree was assessed using a *12-point rating system*. This 12- point rating system takes into account:

1. Probability of Failure (1-5)
2. Size of Defective Part(1-3)
3. Target Area (1-4)

Total score maximum of 12

Low Risk =1-3

Moderate Risk =4-6

High Risk =7-9

Extreme Risk =10-12

The shell wall thickness was measured on trees that had signs of internal issues.

Three core samples are extracted using an increment bore. All samples are taken at the same test height, at evenly spaced distances around the test area. These samples are calculated to give an approximate actual shell wall thickness.

An acceptable shell wall thickness for tree retention is 33% or greater of sound wood. 33% or less is considered high risk and tree species should be considered. 20% or less is considered critical risk with a very high probability of failure.

**Kretzschmaria deusta disease we found in several specimens.**

This disease is considered to be one of the most dangerous to trees as it attacks the root system as well as the heartwood. Trees commonly affected are Beech, Maple and Lime.

This is a particularly dangerous decay fungus because of its very common occurrence and wide host range, and because of the type of decay it causes. The brittle fracture associated with this decay often occurs with no warning of incipient failure.

More often than not, trees infected with Kretzschmaria deusta are recommended to be removed as soon as possible because of the rapid deterioration of the trees affected by this fungus.

TREE INVENTORY							RISK RATING					
	Type	RSW 33%	RSW 20%	ASW cm	DBH cm	Height m	Structural Condition	POF	SOP	Tar	Tot	
1	Maple	unecessary			57	40'	Has not been topped	1	3	3	7	retain
2	Linden	N/A			90.5	80'	1 main 3scaffolds,included bark				N/A	retain
3	Maple	unecessary			89	40'	Topped, cavity, dead top	4	3	3	10	remove
4	Maple	unecessary			93	40'	Topped,cavity, stubs	4	3	3	10	remove
5	Maple	unecessary			80	40'	Topped, cavity	4	3	3	10	remove
6	Maple	unecessary			80	40'	Topped, cavity	4	3	3	10	remove
7	Maple	8.08,9.07	4.9,5.5	8.5, 14	49,55	40'	Topped, 2 stems, did 1 core sample on each	2	2	3	7	retain
8	Fir	N/A									N/A	retain
9	Maple	unecessary			78	40'	Topped, decayed top	5	3	3	12	remove
10	Maple	14.03	8.5	10.7	85	40'	Topped, cavity at base, decayed top, signs of Kretzschmaria deusta,did core sample	3	3	3	9	remove
11	Maple	13.7	8.3	18.7	83	40'	Topped, did core sample	2	2	3	7	retain
12	Maple	17.66	10.7	27.7	107	50'	Topped, signs of Kretzschmaria deusta, did core sample	3	3	3	9	possible retention
13	Maple	18.48	11.2	20	112	60'	Topped, double leader, leaders fused together,did core sample	2	2	3	7	retain
14	Maple	18.98	11.5	17.7	115	50'	Topped, large decay at top, decay at base, Kretzschmaria deusta, did core sample	3	3	3	9	remove
15	Maple	14.19	8.6	31	86	80'	Hasn't been topped, branch fusion, did core sample	2	2	3	7	retain
16	Maple	unecessary			82	60'	Topped	1	2	3	6	retain
17	Maple	unecessary			94	80'	has not been topped	1	2	3	6	retain
18	Maple	unecessary			77	90	has not been topped	1	2	2	5	retain
19	Maple	unecessary			90	90	has not been topped, branch defect	3	2	2	7	retain
20	Maple	16.5	10	26	100	60'	Topped, cavity at top,Kretzschmaria deusta, did core sample	4	2	3	9	branches defective remove
21	Maple	unecessary			88	60'	Has not been topped	1	2	3	6	retain
22	Maple	17	10.3	17.2	103	90'	Has not been topped, Kretzschmaria deusta, did core sample	3	3	3	9	possible retention
23	Maple	13.37	8.1	6.7	81	60'	Topped, cavity at base, signs of Kretzschmaria deusta, did core sample	4	3	3	10	remove
24	Maple	18.48	11.2	21.8	112	80'	Topped cavity at root flare, root damage, did core sample	2	3	3	8	retain

RSW=required shell wall, ASW=actual shell wall, DBH=diameter at breast height, POF=probability of failure, SOP=size of part, Tar=target, Tot=total

All trees within fall distance of buildings, roads or trails have a potential for damage. This species of tree is not prone to these types of failures; they are good compartmentalizers when injured.

## Recommendations

22 trees have been identified for risk assessment. To mitigate potential hazard;

Trees 3, 4, 5, 6 and 9 have already been identified by the Village of Harrison for removal, our risk evaluations concur with this and removal is recommended.

Trees 1, 16, 17, 18, 19 and 21 were Hammer Sounded and no apparent defects were detected to warrant core sampling. Retention is recommended. 19 has one large branch with a defect in it that needs to be removed. Pruning and dead wooding required. Monitor on an annual basis. Reassess in 3 Years.

Trees 7, 10, 11, 12, 13, 14, 15, 20, 22, 23 and 24 were core sampled.

- 7, 11, 13, 15 and 24 had acceptable SWT and Risk Rating, retention is recommended with pruning and dead wooding. Monitor on an annual basis. Reassess in 3 years.
- 20 had an acceptable SWT of the trunk but has Kretzchmaria deusta disease, the branch decay and defects are extreme risks and it is recommended for removal.
- 12 and 22 had acceptable SWT but have Kretzchmaria deusta disease, the Risk Rating put them between high and extreme. These trees can be retained but will eventually fail. Pruning and dead wooding is recommended. Close monitoring is required.
- 10, 14 and 23 had high risk SWT and Kretzchmaria deusta disease, removal is recommended.

**11 trees are recommended for retention. 9 trees are recommended for removal and 2 can be retained if the Village of Harrison is acceptable with the level of risk.**

## Drawings

An aerial photograph showing the approximate location of the trees assessed and pictures of corresponding trees has been provided.

## Certification:

This report and the opinions within it have been prepared in good faith and to accepted arboricultural standards within the scope by its terms of reference and the resources made available to the consultant.

Shelley Grigg

ISA Arborist #PN-6297A

ISA Tree Risk Assessor #CTRA 540



Rendall Park

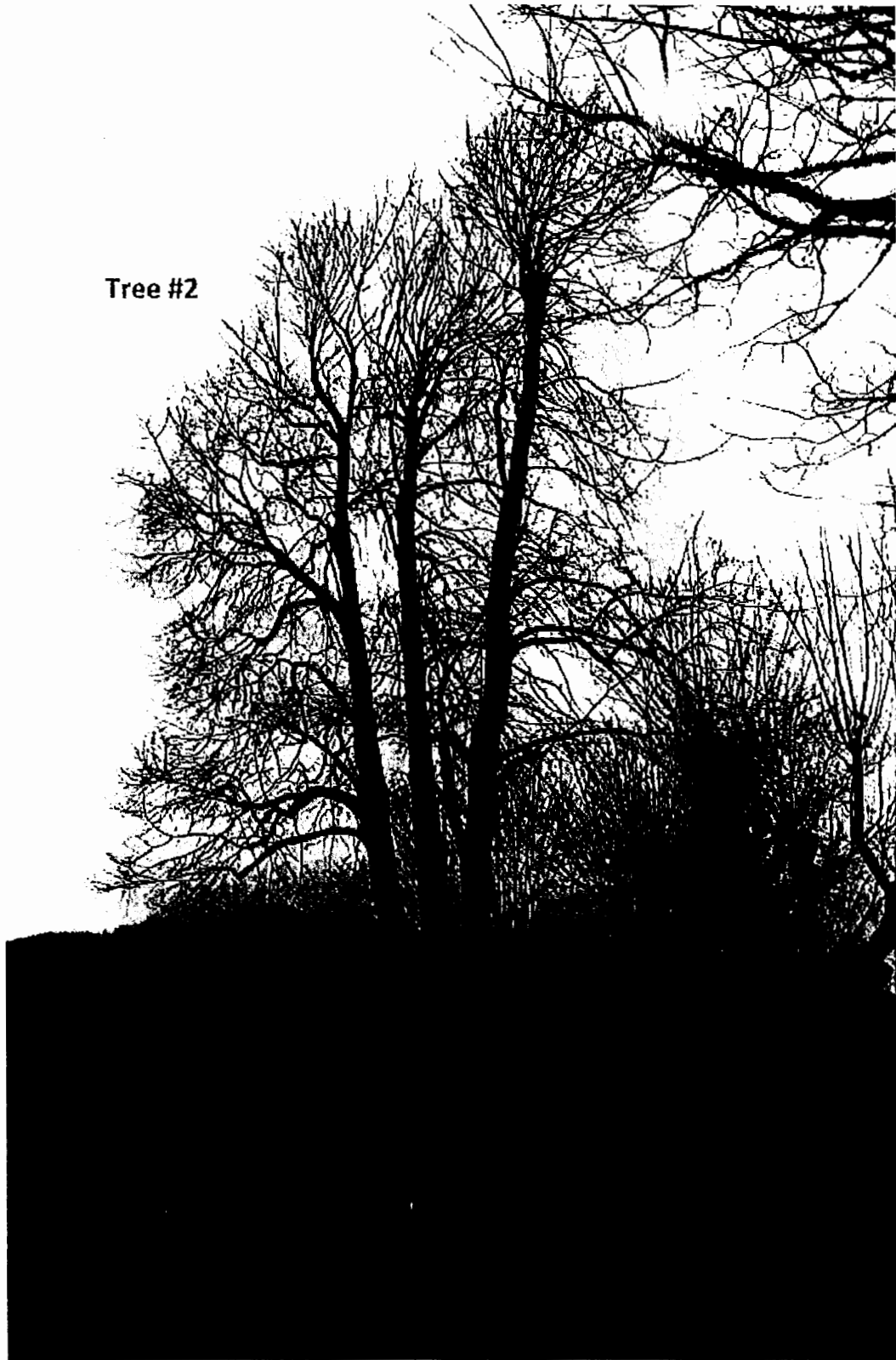


## Measuring Shell Wall Thickness



**Tree #1**

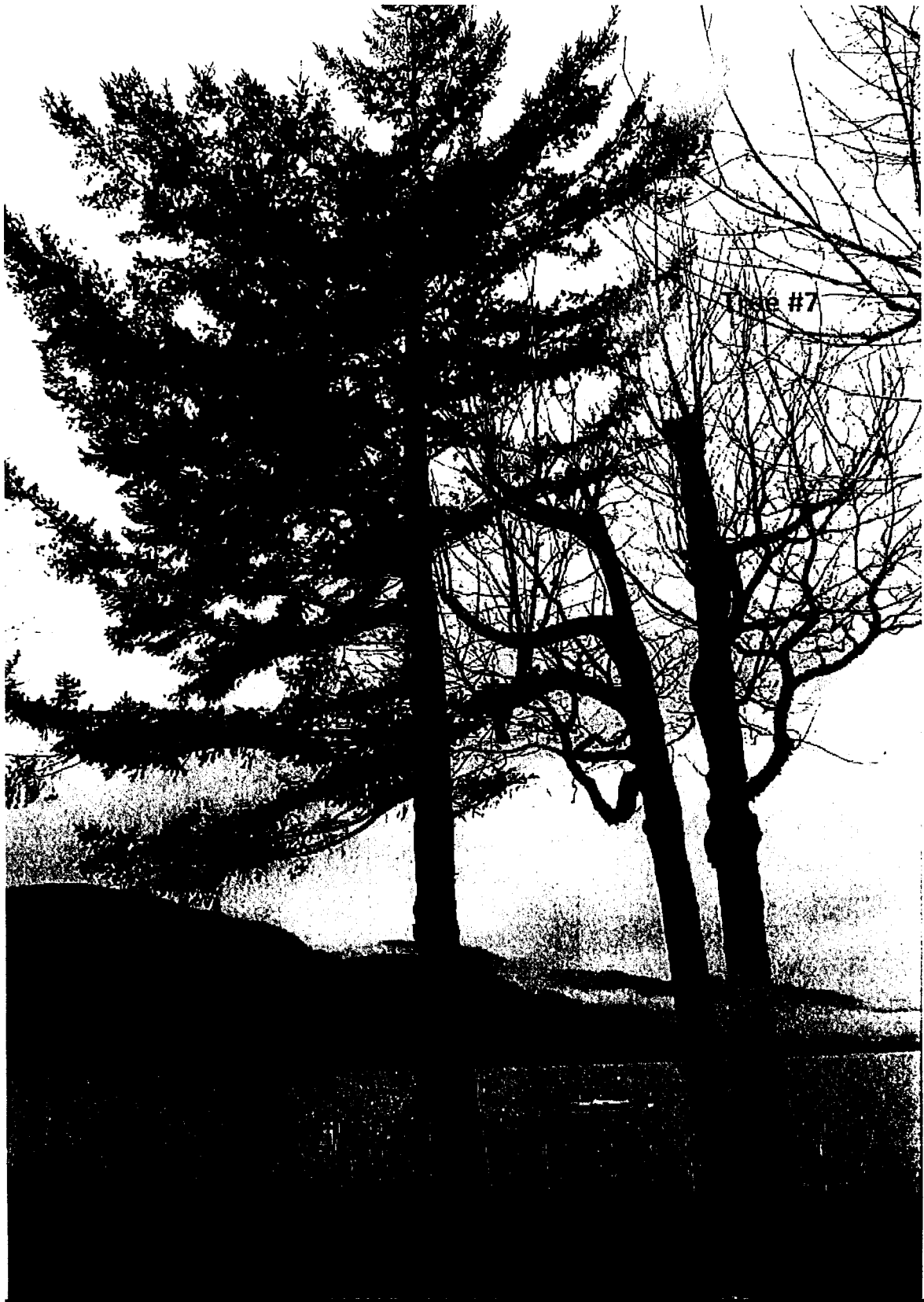




Tree #2

**Trees already identified by  
Village Of Harrison for  
removal**





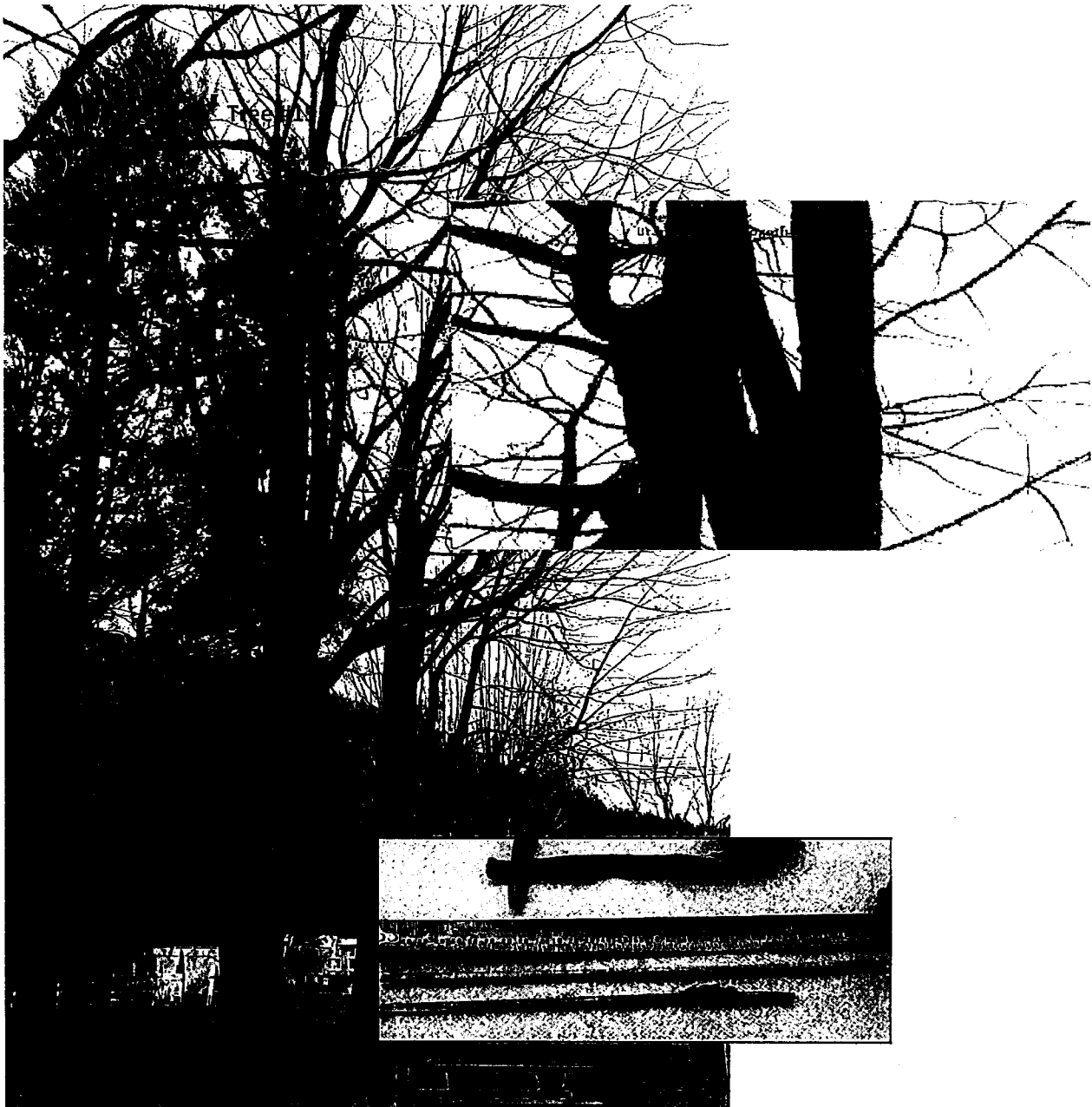


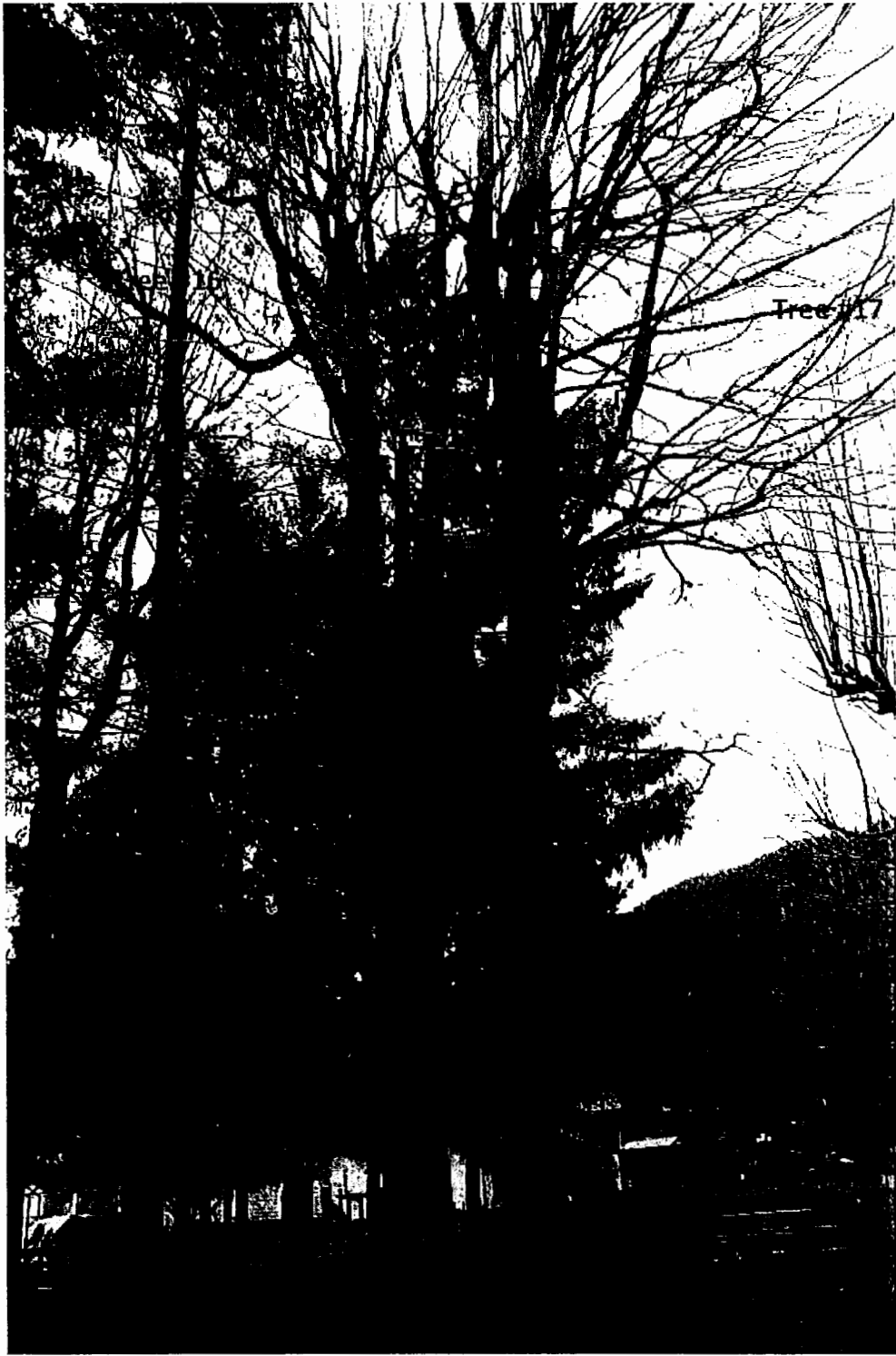


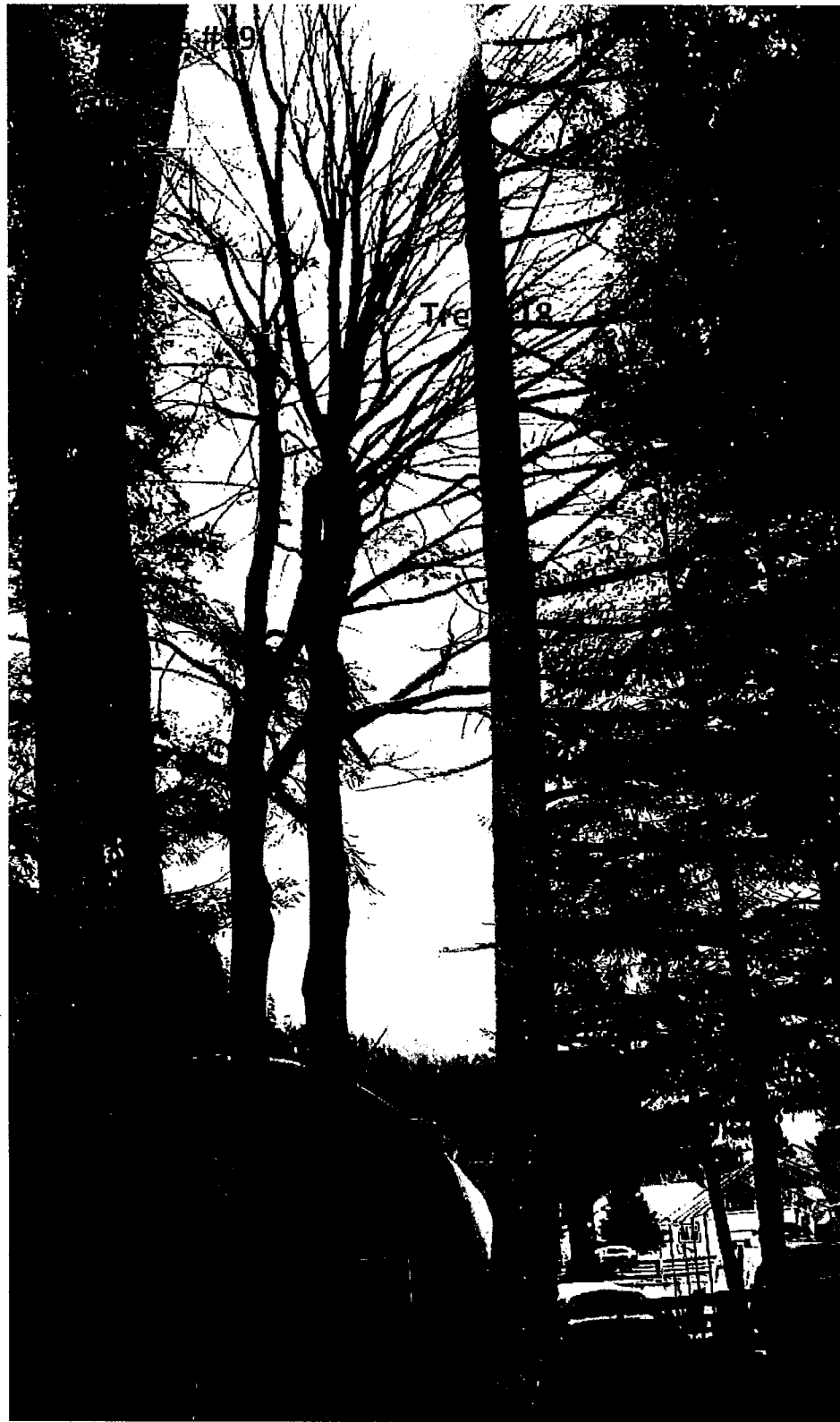




Two core samples indicated large percentage of sound wood, third sample unnecessary.





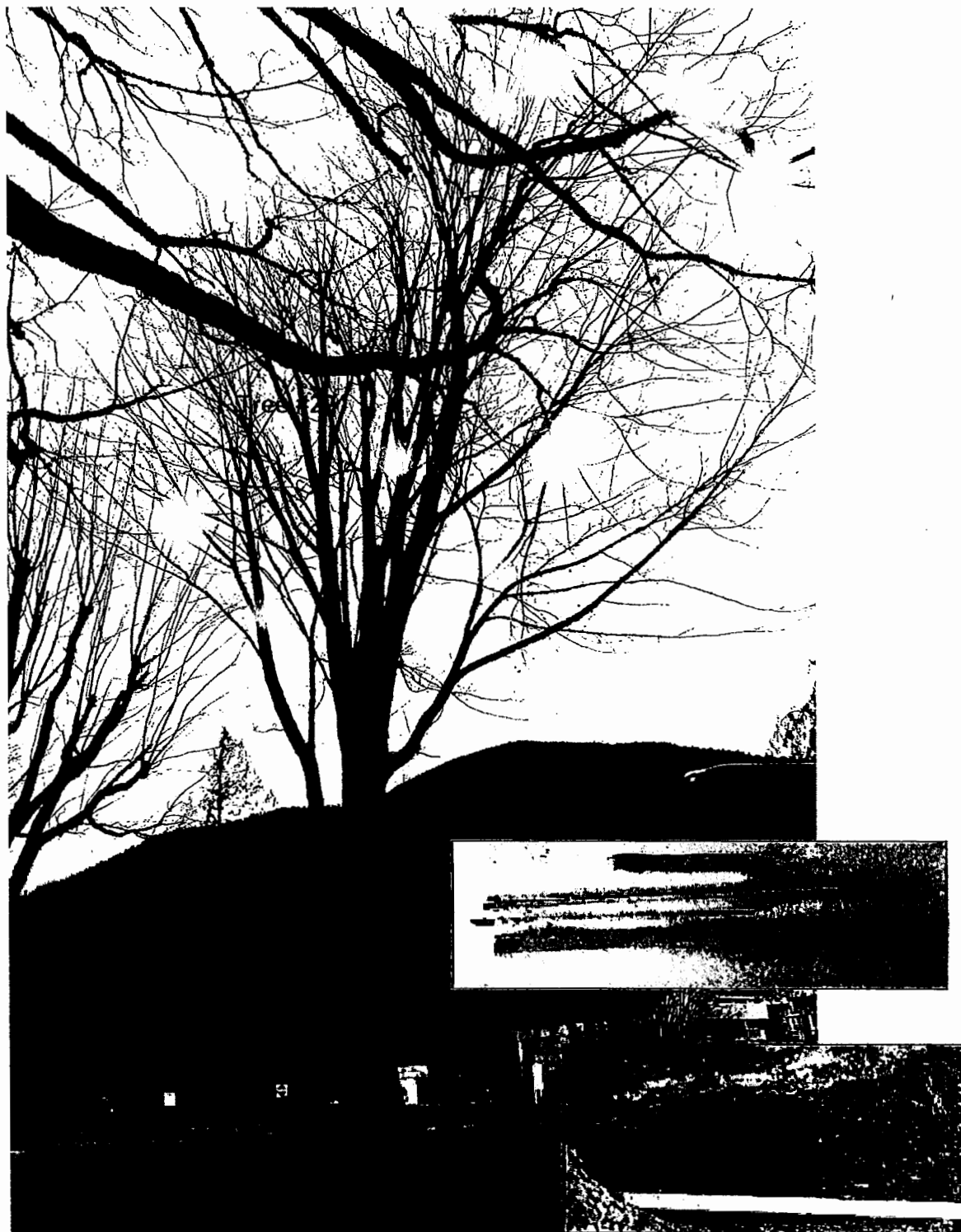


Core sample indicated sound wood in trunk, but branches were extreme Risk Rating.





Acceptable Shell Wall Thickness but does have a decayed cavity at root. Signs of *Kretzschmaria deusta*.



Decayed root cavity and Shell Wall Thickness is at Critical Risk.



Good Shell Wall Thickness. Some root damage.



### **Assumptions and Limiting Conditions**

1. This report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a visual, aerial and core sample evaluation. No tissue samples have been cultured or analyzed by plant pathologists. No root or root crown excavations were undertaken.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.
10. Only trees within the defined area have been assessed.

# QUOTE REFERRAL & MAP

Tree removal, pruning and dead wooding In Rendall Park.

Quote will include:

1. Total removal of 11 Big Leaf Maples.
  - All debris to be taken away.
  - Stump grinding. 6 inches below grade
  
2. Pruning and dead wooding of remaining 11 Maples, plus one broken branch in fir tree.
  
3. Site safety plan during tree removal.
  
4. Indication of start and completion date.

To be presented by April 2.

Trees to be removed

3, 4, 5, 6, 9, 10, 11, 14, 20, 22, 23

Trees to be pruned

1, 7, 12, 13, 15, 16, 17, 18, 19, 24

Note: there is a Fir by the Condo's that has a large branch that needs to be removed

#19 has on large branch with a defect in it that needs to be removed.





**A bylaw to amend "Sign Bylaw No. 987, 2011"**

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

1. This Bylaw may be cited for all purposes as Village of Harrison Hot Springs "Sign Amendment Bylaw No. 1064, 2015".
2. Sign Bylaw No. 987, 2011 is amended by deleting "Sandwich Board" under Section 2 INTERPRETATIONS, and replacing it with the following Definition:

**"2. INTERPRETATIONS**

"Sandwich Board" means a one or two face non-illuminated portable sign with a maximum size of 60 cm x 120 cm on each side."

3. Said Bylaw is hereby further amended by deleting Section 9.3(a) through to (f) under Sandwich Board Signs in its entirety and replacing it with the following:

**"9.3 Sandwich Board Signs**

During the months of May 1<sup>st</sup> to September 31<sup>st</sup>, sandwich board signs will be permitted subject to the following conditions:

- a) one (1) sandwich board per business per storefront;
- b) a sandwich board is to be directly located against the building or no further than 5 metres from the property line;
- c) size of the sandwich board is limited to 60 cm x 120 cm in area;
- d) no sign is to be placed on boulevards, middle of the sidewalk or at the curb of a street and must not be a nuisance or impediment to pedestrian traffic or a safety hazard;
- e) the sign shall not be located in parking areas or parking stalls;
- f) the sign must only display information on products and services available from the business or hours of business;
- g) the sign must be kept in clean and good repair and in a presentable condition at all times, as determined by the Bylaw Enforcement Officer;
- h) the Village at its sole discretion may have the signs removed if the owner fails to do so on notice by the Village."

During the months of October 1<sup>st</sup> to April 30<sup>th</sup>, sandwich board signs will be permitted subject to the following conditions:

- a) one (1) sandwich board per business;
- b) the sandwich board sign may only be displayed adjacent to or within 300 metres of the business owner's property;
- c) as determined by the building inspector or bylaw enforcement officer the sign shall not be placed in a manner that is a nuisance to or impede vehicle or pedestrian traffic or is a safety hazard;
- d) the sign shall not be located in parking areas or parking stalls;
- e) the sign must be kept in clean and good repair and in a presentable condition at all times, as determined by the Bylaw Enforcement Officer;
- f) the Village at its sole discretion may have the signs removed if the owner fails to do so on notice by the Village".

4. Said Bylaw is further amended by deleting "Schedule A" in its entirety and replacing it with "Schedule A" attached hereto and forming part of this bylaw.

READ A FIRST TIME THIS 2<sup>nd</sup> DAY OF MARCH, 2015

READ A SECOND THIS 2<sup>nd</sup> DAY OF MARCH, 2015

READ A THIRD TIME THIS 2<sup>nd</sup> DAY OF MARCH, 2015

SECOND AND THIRD READING RESCINDED THIS DAY OF APRIL, 2015

RECONSIDERED AND AMENDED THIS DAY OF APRIL, 2015

READ A SECOND TIME AS AMENDED THIS DAY OF APRIL, 2015

READ A THIRD TIME AS AMENDED THIS DAY OF APRIL, 2015

ADOPTED THIS DAY OF , 2015

\_\_\_\_\_  
Leo Facio  
Mayor

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

BYLAW NO. 1064  
SIGN SCHEDULE "A"

**Fee Schedule**

- |   |         |
|---|---------|
| 1. All signs except elections and temporary signs | \$50.00 |
| 2. Sandwich boards                                | \$25.00 |



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: March 19, 2015
FROM: Debra Key, Deputy Chief Administrative Officer/CO FILE: 3900-01
SUBJECT: Tree Management and Preservation Bylaw No. 1015

ISSUE: To repeal the Tree Management and Preservation Bylaw No. 1015

BACKGROUND:

Council directed staff to provide information on the current Tree Management and Preservation Bylaw and to prepare a repealing bylaw.

The current Tree Management and Preservation Bylaw provides for the preservation and management of trees in the Village, including respecting the rights of private property ownership. It regulates the cutting, trimming or removal of trees which are 7.5 metres (25 feet) or more in height and has a trunk diameter of 300 millimetres (12 inches) or more.

Most owners of private property within the Village are diligent about maintaining their trees in a healthy condition. Property owners may attend the Village Office to apply for a permit if they find it necessary to remove or trim trees as they become unmanageable, inhibit growth of other vegetation, are within a building envelope, are a danger and/or potential hazard or die naturally.

One of the challenges for property owners is the requirement to attain the services of a qualified person (such as arborist) to assess trees that may pose a hazard and/or are deemed to be a distinct tree, such as maples, fir, hemlock or cedar that are over 80 - 100 centimetres (31 - 39 inches) in diameter.

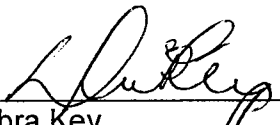
The current practice is to have the Village horticulturist conduct a quick assessment of the tree to determine health and condition and/or pruning, trimming or removal feasibility. This practice alleviates the need for the property owner to attain the services of an arborist. It is staff's recommendation that Council consider the repeal of the bylaw.

Accordingly, a bylaw to repeal Tree Management and Preservation Bylaw is attached for Council's consideration.

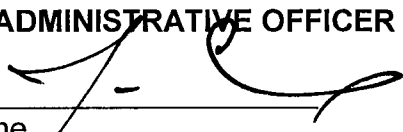
**RECOMMENDATION:**

**THAT** Tree Management and Preservation Repeal Bylaw No. 1069, 2015 be given first, second and third reading.

Respectfully submitted for your consideration;

  
\_\_\_\_\_  
Debra Key  
Deputy Chief Administrative Officer/CO

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

  
\_\_\_\_\_  
Ian Crane  
Chief Administrative Officer

**HARRISON HOT SPRINGS**

**VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1069**

*Naturally Refreshed*

**A bylaw to repeal Tree Management and Preservation Bylaw**

---

**WHEREAS** the Mayor and Council adopted the Tree Management and Preservation Bylaw No. 1015, 2012;

**AND WHEREAS** the Tree Management and Preservation Bylaw No. 1015, 2012 must be repealed;

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

**1. CITATION**

This Bylaw may be cited for all purposes as the "Tree Management and Preservation Repeal Bylaw No. 1069, 2015".

**2. The following bylaw is hereby repealed:**

(a) The Village of Harrison Hot Springs "Tree Management and Preservation Bylaw No. 1015, 2012".

**READINGS AND ADOPTION**

READ A FIRST TIME THIS DAY OF , 2015

READ A SECOND TIME THIS DAY OF , 2015

READ A THIRD TIME THIS DAY OF , 2015

ADOPTED THIS DAY OF , 2015

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: March 23, 2015
FROM: Debra Key, Deputy Chief Administrative Officer/CO FILE: 3900-01
SUBJECT: Unsightly Property and property maintenance

ISSUE: Regulatory bylaw for unsightly conditions and maintenance of property

BACKGROUND:

Council directed staff to review language in the Unsightly Premises Bylaw on the issue of unsightly properties, specifically with respect to blackberry bushes and maintenance of properties.

Staff has drafted a new bylaw that provides clearer definition and regulation of unsightly, nuisance or hazardous properties. There have been provisions included in the bylaw that require property owners to ensure brushing of vegetation, and, that weed or invasive species removal is completed to alleviate or stop overgrowth and encroachment on neighbouring properties. In addition, property owners will be required to maintain lawn grass to a reasonable standard from May to September of each year.

Blackberry bushes are aggressive invasive plants that grow rapidly and can cause infestation of rodents if not managed and treated regularly. Noxious weeds can be highly destructive and can spread rapidly and are difficult to control.

Accordingly, a new draft bylaw is attached for Council's consideration.

RECOMMENDATION:

THAT the Property Maintenance Bylaw No. XXX be received for information.

Respectfully submitted for your consideration;

[Signature of Debra Key]
Debra Key
Deputy Chief Administrative Officer/CO

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

[Signature of Ian Crane]
Ian Crane
Chief Administrative Officer

A Bylaw to regulate maintenance of property within the Village of Harrison Hot Springs

WHEREAS pursuant to Section 8(3)(h) of the Community Charter, it is deemed necessary to regulate, prohibit and impose requirements to protect and enhance the well-being of properties within the Village of Harrison Hot Springs,

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Property Maintenance Bylaw No. XXX."

2. DEFINITIONS

"*Accumulation*" means the buildup, mass, pile, stack, collection, stock, reserve, hoard or store of matter, water or other growths whether covered or uncovered by soil or other materials, or screened or unscreened by vegetation;

"*Bylaw Enforcement Officer*" means a person employed or contracted by the Village to administer and enforce this Bylaw;

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

"*Dilapidated*" means a state of disrepair or ruin apparently resulting from disuse or neglect;

"*Infestation*" means the state of being invaded or overrun by pests, parasites or other organisms that can be harmful, threatening or obnoxious;

"*Graffiti*" means writings, drawings or images, scribbled, scratched or sprayed illicitly on a wall or other surface in a public place;

"*Invasive plants*" means those species listed with the Invasive Species Council of British Columbia, including, but not limited to *Himalayan Blackberry*;

"*Noxious weeds*" means the plants classified under the *Weed Control Act of BC*;

"*Order*" means a notice delivered by the Bylaw Enforcement Officer for the purpose of directing actions or measures to achieve compliance with this Bylaw;

*"Rubbish"* means any one or more of the following:

- a) Refuse, garbage, debris or waste that is produced or resulting from human activity;
- b) Discarded or unused materials, substances or objects;
- c) Foul or putrid matter or other filth;
- d) Noxious, offensive or unwholesome substances and materials; including those that present a fire hazard, health hazard or environmental pollution;
- e) Damaged or unused wire or vehicle tires or parts;
- f) Rusted, or inoperative appliances, machinery, metal or parts thereof;
- g) Waste from construction or demolition;

*"Unightly" or "declared nuisance"* means in relation to real or personal property, includes property that is cluttered, dilapidated, disorganized, unclean or in such a state of apparent neglect or disrepair as to unreasonably cause irritation or inconvenience to residents or business operators in the vicinity or to members of the public;

*"Vacant"* means a building or structure which is without lawful resident or occupant or which is not being put to a lawful commercial, residential, or industrial use for a continuous period of over forty-five days within a consecutive sixty day period or which, may be unoccupied and unsecured; occupied and secured by boarding or other similar means; unoccupied and deemed a nuisance or hazardous building or structure or no longer hold a valid building permit.

*"Village"* means the Village of Harrison Hot Springs

### 3. REGULATIONS

- a) A person must not place graffiti, or cause, suffer or allow graffiti to be placed, or to remain, on any building, wall, fence, sign or other structure or thing on or adjacent to a road, sidewalk, parking lot, or other public place, whether or not the property is privately owned.
- b) A person must not:
  - i. Throw, deposit, leave, or place rubbish in or upon any public space or private property;
  - ii. Allow the accumulation of any noxious weed or invasive plant or any other material in or on any public or private property that could cause infestation;

- iii. Abandon a vehicle, household appliance or furniture, or any parts thereof, in or on any highway, sidewalk, ditch, parking lot, waterway, park or other public place, or in any open place on private property.
- c) An owner or occupant of any land, property or premises:
- i. must not cause, permit suffer or allow the land, property or premises to become or remain unsightly;
  - ii. must not cause or permit, suffer or allow any of the following to accumulate or to remain on or around the land, property or premises;
    - a) rubbish;
    - b) broken or dilapidated furniture or bedding or inoperable appliances and parts there;
    - c) vehicle parts or equipment;
    - d) unused wood or wood products, other than seasoned or untreated wood or manufactured products cut in lengths for use in a solid fuel burning appliance;
    - e) construction materials or equipment, where no apparent or actual construction activity for which those items are required has been initiated, is pending or is in progress;
    - f) must not cause, suffer or allow standing water to accumulate or unsanitary conditions to develop or remain.

#### 4. REQUIREMENTS

- a) Every person who owns or occupies real property must:
- i. Ensure that lawn grass is trimmed to a reasonable standard of maintenance common in the neighbourhood during the period May 1<sup>st</sup> to September 30<sup>th</sup> of each year; and
  - ii. Ensure that brushing of vegetation and weed or invasive species removal is completed regularly as to alleviate or stop to overgrowth of same; and
- b) On being delivered an order, remove or cause to be removed from the property:
- i. Any and all unsightly conditions described in the order; and
  - ii. Any water, noxious weed, invasive species, objects, or conditions listed in paragraph 3(c) identified in the order, within a time period stated in the order, or if no time period is stated, within 30 days following the date of the order was mailed or otherwise delivered.

## 5. ENTRY AND ORDERS

- a) A Bylaw Enforcement Officer, and other municipal officers or employees may, in accordance with section 16 of the *Community Charter*, enter on any property to inspect and determine whether the restrictions and requirements of this Bylaw are being met.
- b) A Bylaw Enforcement Officer may, by written order, identify a condition on real property, premises, a building, structure or personal property that appears to be in violation of this Bylaw, and may direct the owner, occupier or other person having an interest or right in the property to bring the property into compliance. An order under this section may specify steps that must be taken and a time frame, and may address any conditions or circumstances particular to the property and the person to whom the order is directed for the purpose of achieving compliance with this Bylaw.
- c) An order made under this Bylaw is sufficiently delivered when a copy of the order is:
  - i. Mailed to the owner of the property by registered mail;
  - ii. Personally delivered to the owner of the property or to an occupant who appears to be 19 years of age or older;
  - iii. In the case of a corporate owner or occupier, by delivering it personally or by mail to its registered office or business premises, or
  - iv. Posted on the property that is the subject of the order by a Bylaw Enforcement Officer if the owner or occupant cannot be located or appears to refuse delivery.

## 6. REVIEW BY COUNCIL

- a) A person who has been delivered an order under this Bylaw may, by giving notice in writing to the Corporate Officer for the Village, at least five (5) days prior to the time of expiry of the time period set out in the order, seek review by Council at a time to be arranged by the Corporate Officer but in any case, within a time period not exceeding two (2) months from the date the order was delivered.
- b) On reviewing a matter pursuant to subsection 6(a), Council may confirm, modify, add to or rescind an order of the Bylaw Enforcement Officer.

## 7. REMEDICATION AND COST RECOVERY THROUGH FEES

- a) Every person with a right or interest in real or personal property that is the subject of an order by a Bylaw Enforcement Officer or direction of Council must comply fully with that order or direction.
- b) If a person subject to an order or a direction of Council under this Bylaw fails to take any and all required actions within the applicable time period, the Village may, by its own employees, servants or contractors, enter on the property and fulfill the requirements at the expense of the person subject to the order or direction. The Village may recover the costs incurred by it from that person as a debt which shall include all costs relating to the remediation including an administrative charge of \$100.00 for every ten days following the expiration of an Order issued under 6(b) until completion of all remedial works.
- c) If costs incurred by the Village for work done or services provided under this bylaw are not paid in full on or before December 31<sup>st</sup> of the year in which the work was done or services provided, the amount owing may be collected in the same manner as for property taxes.

## 8. ENFORCEMENT, OFFENCE AND PENALTY

- a) This Bylaw may be enforced by a Bylaw Enforcement Officer, who may be assisted by other employees of the Village or a peace officer as considered necessary in the circumstances.
- b) A person must not interfere with, resist or willfully obstruct any person authorized to carry out an inspection or other function or proceeding pursuant to this Bylaw.
- c) A person who
  - i. Contravenes, violates or fails to comply with any provision of this Bylaw;
  - ii. Fails or neglects to do anything required to be done under this Bylaw; or
  - iii. Suffers or allows any action or thing to be done in contravention of this bylaw or any order or direction made under this Bylaw commits an offence, and where the offence is a continuing one, each day that the offence is continued constitutes a separate offence and may be liable to pay a penalty under the Bylaw Notice Enforcement Bylaw.

9. SEVERABILITY

If any section, subsection, sentence, clause or phrase in this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

10. REPEAL

The "Village of Harrison Hot Springs Regulation of Unsightly Premises Bylaw No. 741, 1999" is hereby repealed.

READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF \_\_\_\_\_, 2015

READ A SECOND TIME THIS DAY OF \_\_\_\_\_, 2015

READ A THIRD TIME THIS DAY OF \_\_\_\_\_, 2015

ADOPTED THIS DAY OF \_\_\_\_\_, 2015

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS**

**BYLAW NO. 741, 1999**

**A Bylaw to prohibit unsightly premises within the Village limits**

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**WHEREAS** pursuant to Section 725 (1) (b), (c), (d), (f) of the Municipal Act, *RSBC 323 1996*, it is deemed necessary to regulate, prevent, and prohibit unsightly premises within the Village of Harrison Hot Springs,

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

**1. CITATION**

This Bylaw may be cited for all purposes as the “Village of Harrison Hot Springs Regulation of Unsightly Premises Bylaw No. 741, 1999.”

**2. REPEAL**

The “Village of Harrison Hot Springs Regulation of Untidy and Unsightly Premises Bylaw No. 276, 1973” is hereby repealed.

**3. DEFINITIONS**

**Accumulation** – means the amassing, heaping up, or storage of matter, whether covered or uncovered by soil or other materials, or screened or unscreened by vegetation.

**Graffiti** – means drawing, printing, or writing scratched, sprayed, or scribbled on a wall or other surface, but does not include a sign for which a permit was issued by the Village.

**Unsightly** – except where expressly permitted in the Village Zoning Bylaw, means any of the following situations, the occurrence of which is visible from a public road or from adjacent neighboring properties:

- a) the accumulation or storage of any building material, whether new or used, on any site or premises, other than a building material storage yard, where the owner is not in possession of a valid building permit issued by the Village;
- b) the outside storage or accumulation of any goods or merchandise, including agricultural produce, which is offered for sale on any site.

- c) the exterior storage of any solid fuels, including coke or coal, but excluding firewood, on any site.

**Unwholesome** – except where expressly permitted by Bylaw, regulation, or statute means:

- a) the collection of water, or the accumulation of rubbish or noxious, offensive smelling matter, including although not limited to matter which may, by it's nature, discharge or emit noxious offensive odorous or vapors across lot lines;
- b) any matter which presents a fire hazard, a health hazard, or causes environmental pollution.

**Water** – includes runoff, seepage, or effluent from storage yards or other works operating on private land.

### 3. **PROHIBITIONS**

4.1 No owner or occupier of real property or premises on the real property, shall cause or permit the property or premises owned or occupied by him to become or remain unsightly.

4.2 No person shall cause or permit unwholesome matter to collect or accumulate around his premises.

4.3 No person shall deposit or throw bottles, broken glass or other rubbish in any open space.

4.4 No person shall place graffiti on walls, fences, or elsewhere on or adjacent to a public place.

4.5 Owners or occupiers of real property, or their agents shall keep their property clear of brush and/or noxious weeds as defined under the *Weed Act*.

4.6 Owners or occupiers of real property or their agents shall prevent infestation of it by caterpillars and other noxious or destructive insects and shall clear the property of caterpillars and other noxious or destructive insects.

4.7 Owners or occupiers of real property, or their agents, shall remove from it any unsightly accumulation of filth, discarded materials, rubbish or graffiti.

5. **REMOVAL**

5.1 The Village may cause to be delivered to the owner, occupier or agent of either of them notice in writing requiring that any storage, collection or accumulation which is unsightly or unwholesome be removed from the real property before the expiry of twenty-one (21) days after delivery of the notice by registered mail.

5.2 In the event that the owner, occupier or his agent fail to comply with the written notice within the prescribed time, the Council hereby authorizes officers or agents of the Village to enter the real property or premises on the real property affected to carry out the order on the written notice in Section 5.1 at a time and place administratively convenient to the Village at the expense of the person defaulting.

5.3 In the event the person defaulting in the removal of the unsightly materials pursuant to Section 5.2 hereof fails to pay the amount invoiced to him by the Village by the 31<sup>st</sup> of December of that same year, the charges shall be added to, and form part of the taxes payable in respect of the real property as taxes in arrears.

6. **PENALTY**

Any person guilty of an infraction of this Bylaw shall be liable upon conviction, to a fine of not less than fifty dollars (\$50.) and not more than two thousand dollars (\$2,000) and costs.

7. **SEVERABILITY**

7.1 If any section, subsection, sentence, clause or phrase in this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

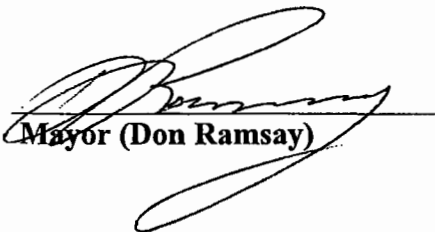
8. **READINGS AND ADOPTION**

**READ A FIRST TIME THIS 19<sup>th</sup> DAY OF OCTOBER, 1999**

**READ A SECOND TIME THIS 19<sup>th</sup> DAY OF OCTOBER, 1999**

**READ A THIRD TIME THIS 19<sup>th</sup> DAY OF OCTOBER, 1999**

**ADOPTED THIS 2<sup>nd</sup> DAY OF NOVEMBER, 1999**

  
\_\_\_\_\_  
Mayor (Don Ramsay)

  
\_\_\_\_\_  
Clerk (Mark Brennan)