



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, July 11, 2016
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		
(a) THAT the Minutes of the Regular Council Meeting held on June 20, 2016 be adopted.		Item 4(a) Page 1
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws	(a) Tax on Accommodation Bylaw No. 1088, 2016	Item 6i.(a) Page 7
ii. Agreements		
iii. Committee/ Commission Minutes		
iv. Correspondence		
7. DELEGATIONS/PETITIONS		
8. CORRESPONDENCE		
(a) Letter dated June 17, 2016 from the Province of British Columbia regarding Age-friendly Recognition.		Item 8(a) Page 9
(b) Letter dated June 24, 2016 from Mayor Jonathan Cote of New Westminster with respect to tenant eviction through renovations.		Item 8(b) Page 11

9. BUSINESS ARISING FROM CORRESPONDENCE

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

11. REPORTS FROM MAYOR

12. REPORTS FROM STAFF

(a) Report of Deputy Financial Officer – July 6, 2016
Re: 2016 Annual Report

Item 12(a)
Page 19

Recommendation:

THAT Council receives the Annual Report for consideration.

13. BYLAWS

(a) Report of Ken Cossey, Planning Consultant – July 11, 2016
Re: Second reading and authority to schedule a public hearing

Item 13(a)
Page 71

Recommendation:

THAT second reading be given to "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1080, 2016 and;

THAT Zoning Amendment Bylaw No. 1081, 2016 be read a second time and;

THAT staff be authorized to schedule and host a public hearing;

AND THAT staff be authorized to share the referral comments from the Ministry of Transportation and Infrastructure and the FVRD with the applicant.

14. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)

15. ADJOURNMENT

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

DATE: June 20, 2016
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, Madeline McDonald
Deputy Chief Administrative Officer/Corporate Officer, Debra Key
Deputy Financial Officer, Tracey Jones

ABSENT:

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**

Mayor Facio presented Fire Chief Don Labossiere with a commemorative plaque acknowledging his 10 years of service with the Village of Harrison Hot Springs Fire Department.

4. **ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Reyerse
Seconded by Councillor Hansen

THAT the Minutes of the Regular Council Meeting held on June 6, 2016 be adopted.

**CARRIED
UNANIMOUSLY**

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT the record of the Public Hearing held on June 6, 2016 be adopted.

**CARRIED
UNANIMOUSLY**

5. BUSINESS ARISING FROM THE MINUTES

None

6. CONSENT AGENDA

- i. Bylaws
- ii. Agreements
- iii. Committee/
Commission
Minutes
- iv. Correspondence

(i) Thank you letter dated June 1, 2016 from The Help Project

(ii) Letter dated June 2, 2016 from MP Matt Jeneroux encouraging submission of an application to the Canada 150 Infrastructure Fund

Moved by Councillor Reyerse
Seconded by Councillor Piper

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**

7. DELEGATIONS

None

8. CORRESPONDENCE

(a) Letter dated May 30, 2016 from the Hungry Chef Eatery Inc. requesting reconsideration of sandwich board provisions or installation of signage pole.

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT the request for installation of a signage be referred back to staff.

**CARRIED
UNANIMOUSLY**

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
June 20, 2016

(b) Letter dated June 6, 2016 from the Canadian Union of Postal Workers requesting consideration of Council input to the Canada Post Review task force.

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**

(c) Letter dated June 7, 2016 from The Chancellery of Honours responding to request for service medals for Canadian search and rescue (SAR) volunteers.

Moved by Councillor Reyerse
Seconded by Councillor Piper

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**

(d) Letter dated June 15, 2016 from Marg Doman requesting Forest Fire Danger signage.

Moved by Councillor Piper
Seconded by Councillor Reyerse

THAT staff contact Tourism Harrison to discuss placement of a temporary Forest Fire Danger sign for the summer season and research long term options.

**CARRIED
UNANIMOUSLY**

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

Councillor Piper

- Thanked Mayor Facio and Village staff for all of the hard work organizing the Grand Opening events that were held on June 17, 2016.

Councillor Buckley

- Attended the Tourism Harrison Board Meeting and General Meeting. Tourism Harrison will be releasing videos on Facebook for the next 10 weeks.

Councillor Hansen

- Attended the Agassiz-Harrison Healthy Communities meeting. There will be a Seniors Fair held on October 18, 2016 at Cheam Village, along with a grand opening of a Community Information Service Area.

The Fraser Valley Regional Library is hosting Storytime in the Park for children during the summer months. In July it will be in Agassiz and in Harrison Hot Springs in August.

Ferny Coombe outdoor pool in Agassiz will be hosting a Slide into Summer event on June 24, 2016, where an inflatable slide will be brought in.

The Summer Startup Celebration will be held on June 29, 2016 at Pioneer Park.

11.

REPORTS FROM MAYOR LEO FACIO

- The next Community to Community Forum meeting will be held on August 25, 2016 at Sts'ailes.
- Welcomed the Firefighters Burn Unit Executive to the Village on June 15, 2016.
- Attended the Fraser Valley Regional Districts Electric Vehicle Car Rally on June 10, 2016 to celebrate the opening of their new "fast charge" station. There are now over 25 public charging stations in the FVRD.
- Attended the June 14, 2016 Fraser Valley Regional District meeting. There was a presentation on food waste reduction through behavior change. "Love food, hate waste" is the name of the campaign.

The FVRD's resolution requesting that the Homelessness Partnering Strategy be expanded received over 88% support at the annual Federation of Canadian Municipalities conference.

The FVRD is looking into solar panels for different facilities.

- Reported that the Village of Harrison Hot Springs is officially recognized by the Province as an Age-friendly Community and was the recipient of a \$1,000 award.
- The Agassiz Research and Development Centre will be hosting an Open House as part of the Agassiz Farms Cycle Tour on July 16, 2016.
- Commented that June 17, 2016 was an amazing day for the community as Grand Openings were held for the Miami River Flood Pump, Esplanade Block 2 Revitalization and the East Sector Recreation Area.

12. **REPORTS FROM STAFF**

(a) Report of Chief Administrative Officer – June 8 , 2016
Re: UBCM Convention, Victoria – Meeting Requests for Cabinet Ministers

Moved by Councillor Piper
Seconded by Councillor Reyerse

THAT the report be received.

**CARRIED
UNANIMOUSLY**

(b) Report of Deputy Chief Administrative Officer/CO – June 14, 2016
Re: Investigative Use Permit No. 242728 Renewal Notice

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT Council make a declaration that the Village has no further interest in the subject lands, and that the land is no longer required.

**CARRIED
UNANIMOUSLY**

(c) Report of Chief Administrative Officer – June 15, 2016
Re: Canada 150 Grant Funding for Tourism Harrison Expansion

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT the Village apply for a Canada 150 Community Infrastructure Program grant in the amount of \$50,000 in support of the development of stand-alone additional building for Tourism Harrison adjacent to and on the grounds of the Village Office.

**CARRIED
UNANIMOUSLY**

(d) Report of Chief Administrative Officer – June 15, 2016
Re: Request for Proposals for Audit Services

Moved by Councillor Reyerse
Seconded by Councillor Piper

THAT the Village put out a Request for Proposals for Municipal Audit Services for a three year term, renewable for an additional two years.

**CARRIED
UNANIMOUSLY**

13. **BYLAWS**

Councillor Reyerse excused herself from Chambers at 7:47 p.m. due to a potential conflict of interest stating that her business is a MRDT collector.

(a) Report of Deputy Chief Administrative Officer/CO – June 8, 2016
Re: Municipal and Regional District Tax (MRDT) – Additional 3% tax imposition
Tax on Accommodation Bylaw No. 1088, 2016

Moved by Councillor Buckley
Seconded by Councillor Hansen

THAT Tax on Accommodation Bylaw No. 1088, 2016 be given first, second and third readings.

CARRIED

Councillor Reyerse re-entered Chambers at 7:49 p.m.

14. **QUESTIONS FROM THE PUBLIC**

Questions from the public were entertained.

15. **RESOLUTION TO CLOSE THE MEETING**

Moved by Councillor Piper
Seconded by Councillor Buckley

THAT the meeting be closed to the public at 8:04 p.m., except for Council and senior staff and for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90(1) of the *Community Charter* and to consider matters pursuant to:

(c) labour relations or other employee relations;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at 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**

Leo Facio
Mayor

Debra Key
Corporate Officer



Naturally Refreshed

**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1088**

**A bylaw to request the imposition of a tax on accommodation under the Provisions of the
*Provincial Sales Tax Act***

WHEREAS the council of the Village of Harrison Hot Springs wishes to raise revenue for the purposes of financing tourism marketing, programs and projects;

AND WHEREAS a municipality may request that the Lieutenant Governor in Council make a regulation, under section 240 of the *Provincial Sales Tax Act*, imposing, on behalf of the municipality, an additional tax not exceeding three (3) percent of purchase price of accommodation sold within the municipality;

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

1. The Lieutenant Governor in Council is hereby requested to make a regulation under section 240 of the *Provincial Sales Tax Act* declaring that effective January 1, 2017, section 123(1) of the said Act applies in respect of accommodation purchased within the Village of Harrison Hot Springs.
2. The tax to be imposed under the provisions of the regulation is requested to be at a rate of not exceeding three (3) percent of the purchase price of accommodation.
3. The funds paid to the Village of Harrison Hot Springs under the provisions of the regulation shall be applied to tourism marketing, programs and projects.
4. This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs "Tax on Accommodation Bylaw No. 1088, 2016".
5. That the Additional Hotel Room Tax Bylaw No. 976, 2011 and all amendments are hereby repealed.
6. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

READ A FIRST TIME THIS 20th DAY OF JUNE, 2016

READ A SECOND TIME THIS 20th DAY OF JUNE, 2016

READ A THIRD TIME THIS 20th DAY OF JUNE, 2016

ADOPTED THIS DAY OF , 2016

Mayor

Corporate Officer

RECEIVED

JUN 17 2016

BY VILLAGE OF HARRISON HOT SPRINGS

8(a)



1056042

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

Dear Mayor Facio:

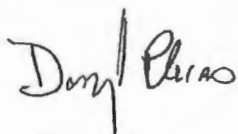
We are pleased to announce that your application for the Age-friendly BC 2016 Recognition program has been approved. This recognition acknowledges the steps Harrison Hot Springs has taken to engage seniors in age-friendly assessment and planning processes as well as Harrison Hot Springs' ongoing commitment to becoming more age-friendly.

The Age-friendly BC Recognition program is a partnership between the Ministry of Health and the BC Healthy Communities Society. Together, we are delighted to recognize Harrison Hot Springs as an Age-friendly Community with an age-friendly poster and a \$1,000 award. The grant is intended to support and celebrate Harrison Hot Springs' age-friendly accomplishments and future age-friendly efforts with a gathering or age-friendly legacy project. Should you wish to discuss your ideas for the project, or to showcase your community's age-friendly work on the BC Healthy Communities Society's website, please contact Michelle Sandsmark, Program Coordinator for Healthy Communities, by email at michelle@bchealthycommunities.ca, or by phone at: 250 213-7915.

A staff person from the BC Healthy Communities Society will contact your office to arrange for delivery of Harrison Hot Springs' Age-friendly BC Recognition poster and cheque. For further information about Age-friendly BC, please visit www.SeniorsBC.ca/agefriendly, or email AgefriendlyBC@gov.bc.ca.

Congratulations and many thanks for your efforts and your commitment to creating healthy, age-friendly communities for the benefit of seniors and all British Columbians.

Sincerely,



Dr. Daryl Plecas
Parliamentary Secretary to the
Minister of Health



Jodi Mucha
Executive Director
BC Healthy Communities Society

pc: Lisa Grant, Manager of Development and Community Services
Michelle Sandsmark, Program Coordinator



Jonathan X. Côté
Mayor

June 24, 2016

Via Email

Dear Mayor and Council,

I am writing to request your support of a resolution submitted by New Westminster City Council to UBCM regarding tenant evictions through renovations.

There is evidence that the practice of 'renovictions,' in which some landlords evict their tenants under the guise of performing major renovations and then significantly increase the rent on those units, is becoming more commonplace in New Westminster and elsewhere in the province.

Research strongly suggests that many tenants do not understand their rights and are not aware of the *Residential Tenancy Act* or the dispute resolution process. They are also not aware of resources to assist them such as the Pivot Legal Society or the Tenants Rights Action Coalition. Additionally, some tenants are reluctant to exercise their rights given the cost or time involved or the fear of the potential repercussions. This is particularly true of certain groups such as isolated seniors, new immigrants and refugees, people with disabilities, and those with low levels of literacy.

For these reasons, at a meeting on June 13, 2016, New Westminster City Council approved the following resolution for submission to UBCM for consideration at the 2016 Convention:

Whereas the practice of 'renovictions,' by which some landlords evict their tenants under the guise of performing major renovations and then significantly increase the rent of those units, is on the rise in our province; and

Whereas this practice is very disruptive to those impacted, including the elderly, low-income families and new immigrants, and contributes to housing unaffordability and homelessness; and

Office of the Mayor

Corporation of the City of New Westminster

Doc # 892718 511 Royal Avenue, New Westminster, BC • Canada V3L 1H9 T (604) 527 4522 F (604) 527 4594

Page 1

www.newwestcity.ca

Whereas municipalities are limited in their ability to address this issue and many tenants are unaware of their rights or are reluctant to exercise them;

THEREFORE, BE IT RESOLVED:

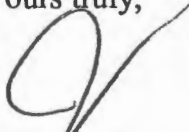
THAT the Union of BC Municipalities urge the Provincial Government to amend the Residential Tenancy Act to allow renters the right of first refusal to return to their units at a rent that is no more than what the landlord could have lawfully have charged, including allowable annual increases, if there had been no interruption in the tenancy.

A staff report giving more information on this matter is attached.

If you have any questions or would like more information, please contact me at jcote@newwestcity.ca or 604-527-4522.

Your support of this resolution is appreciated.

Yours truly,



Jonathan X. Cote
Mayor

Encl. Staff Report: Union of BC Municipalities Resolution Related to Tenant Evictions through Renovations

Office of the Mayor

Corporation of the City of New Westminster

Doc # 892718 511 Royal Avenue, New Westminster, BC • Canada V3L 1H9 T (604) 527 4522 F (604) 527 4594

Page 2

www.newwestcity.ca

REPORT
Development Services

To: Mayor Côté and Members of Council **Date:** 6/13/2016
From: Beverly Grieve **File:** 13.2630.09
Director of Development Services **Item #:** 206/2016
Subject: **Union of BC Municipalities Resolution Related to Tenant Evictions
through Renovations**

RECOMMENDATION

THAT Council endorse the recommended Union of BC Municipalities (UBCM) resolution related to tenant evictions through renovations.

THAT Council direct staff to forward the resolution and background documentation to UBCM and to actively seek municipal support for the resolution.

PURPOSE

The purpose of this report is threefold: (1) to seek Council endorsement of the recommended Union of BC Municipalities (UBCM) resolution; (2) to direct staff to forward the resolution and background information to UBCM by the June 30, 2016 deadline; and (3) to direct staff to actively seek municipal support for the resolution.

SUMMARY

There is evidence that the practice of ‘renovictions,’ in which some landlords evict their tenants under the guise of performing major renovations and then significantly increase the rent on those units, is becoming more commonplace in New Westminister and elsewhere in the province. New Westminister City Council recently endorsed a number of actions to inform tenants of their rights and to facilitate enhanced access to information and resources. These actions, while important, will have limited impact, as it does not take the incentive out of the practice of ‘renovictions.’ For this to occur, amendments will have to be made to the

Residential Tenancy Act. To this end, Council approved a resolution for consideration by the Lower Mainland Local Government Association, which was endorsed. Council also directed staff to prepare a resolution for consideration by the Union of BC Municipalities, which is the focus of this report.

BACKGROUND

At the City's Seniors Advisory Committee (SAC) meeting of February 11, 2016, the membership raised the issue of 'renovictions' and requested that staff explore how widespread this practice is in New Westminster and how other municipalities are addressing this issue. Based on this discussion, staff conducted case study research in Metro Vancouver and did some preliminary consultation, including with the Tenants Rights Action Coalition. This information was shared back with the SAC membership at its meeting of April 14, 2016.

Based on the research and consultation, City staff forwarded a Report to Council on May 2, 2016. This report recommended a number of actions, the majority of which were intended to inform tenants of their rights and facilitate enhanced access to information and resources. One of the actions called for amendments to the *Residential Tenancy Act* to allow tenants the right of first refusal to return to their unit at a rent that is no more than the landlord could lawfully have charged, including allowable annual increases, if there had been no disruption to the tenancy.

Based on the report, Council prepared a resolution for consideration by the Lower Mainland Local Government Association (LMLGA) at its Annual General Meeting and Conference in May 2016. This resolution, which called for amendments to the *Residential Tenancy Act*, was endorsed by the LMLGA.

Based on the resolution to the LMLGA, Council directed staff to prepare a more refined resolution for consideration at the Union of BC Municipalities Conference in September 2016. This resolution is detailed later in this report.

DISCUSSION

Definition

According to the Pivot Legal Society, 'renoviction' is defined as *the practice of exploiting a clause in the Residential Tenancy Act which allows a landlord to evict their tenants under the guise of performing major renovations and then significantly increasing the rent on the unit or units.*

Legislation

The *Residential Tenancy Act* discusses evictions for the purpose of renovations in section 49, noting that: *A landlord may end a tenancy in respect of a rental unit if the landlord has all the necessary permits and approvals required by law, and intends in good faith, to do any of the following: renovate or repair the rental unit in a manner that requires the rental unit to be vacant.* The *Residential Tenancy Act* also sets out levels of compensation (equivalent compensation to one month's rent) and notice (two months' notice) for tenants who have to vacate their unit due to major renovation or repair.

Case Study Research

Case study research was conducted on 16 Metro Vancouver municipalities. A number of the municipalities responded that 'renovictions' are not a major issue or priority at this time, with several reporting that they are currently studying the issue. Only the City of Vancouver has developed a policy and it is not applicable in situations where only a building permit is required, which describes most renovation scenarios. The most common refrain from respondents was that municipalities cannot stall or stop building and other permits to prevent 'renovictions.'

Of note, the City of Vancouver, in a Report to Council on December 3, 2015, advocated for *the Province to amend the Residential Tenancy Act to allow renters the right of first refusal to return to their unit at a rent that is no more than what the landlord could have lawfully charged (e.g., including allowable annual increases) if there has been no interruption in the tenancy.*

The above cited action related to advocacy forms part of the City of Vancouver's *Tenant Relocation and Protection Policy*. In discussions with this municipality, it was learned that this action has not been raised with the Provincial Government or other municipalities and that a related resolution has not be developed for consideration by the Lower Mainland Local Government Association or the Union of BC Municipalities.

Impacts

The case study research and consultation strongly suggests that many tenants do not understand their rights and are not aware of the *Residential Tenancy Act* or the dispute resolution process. They are also not aware of resources to assist them such as the Pivot Legal Society or the Tenants Rights Action Coalition. Additionally, some tenants are reluctant to exercise their rights given the cost or time involved or the fear of the potential repercussions. This is particularly true of certain groups such as isolated seniors, new immigrants and refugees, people with disabilities, and those with low levels of literacy.

RECOMMENDED RESOLUTION

That the below recommended resolution be forwarded to the Union of BC Municipalities for consideration at its Annual Conference in September 2016.

Whereas the practice of 'renovictions,' by which some landlords evict their tenants under the guise of performing major renovations and then significantly increase the rent of those units, is on the rise in our province.

Whereas this practice is very disruptive to those impacted, including the elderly, low-income families and new immigrants, and contributes to housing unaffordability and homelessness.

Whereas municipalities are limited in their ability to address this issue and many tenants are unaware of their rights or are reluctant to exercise them.

THEREFORE, BE IT RESOLVED:

THAT the Union of BC Municipalities urge the Provincial Government to amend the Residential Tenancy Act to allow renters the right of first refusal to return to their units at a rent that is no more than what the landlord could have lawfully have charged, including allowable annual increases, if there has been no interruption in the tenancy.

OPTIONS

There are three options for consideration:

1. That Council endorse the recommended Union of BC Municipalities (UBCM) resolution related to tenant evictions through renovations.
2. That Council direct staff to forward the resolution and background documentation to UBCM and to actively seek municipal support for the resolution.
3. That Council provide staff with other direction.

Staff recommends options 1 and 2.

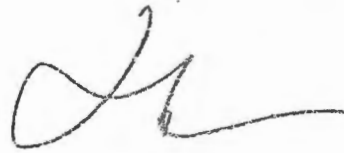
This report has been prepared by
John Stark, Senior Social Planner
Tristan Johnson, Planning Analyst

This report was reviewed by:
Jackie Teed, Manager of Planning

Approved for Presentation to Council



Beverly Grieve
Director of Development Services



Lisa Spitale
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** July 6, 2016
FROM: Tracey Jones **FILE:** 1880
Deputy Financial Officer
SUBJECT: 2016 Annual Report

ISSUE:

The 2016 Annual Report is presented for consideration by Council.

BACKGROUND:

Section 98 of the *Community Charter* requires that an annual report be prepared by June 30th each year and made available to the public at least two weeks prior to the meeting. The annual report was made available for public inspection on June 13, 2016. Section 99 of the *Community Charter* requires that council must consider the report at a meeting held at least 14 days after the report is made available for public inspection.

RECOMMENDATION:

THAT Council receives the Annual Report for consideration.
Respectfully submitted;

Tracey Jones
Deputy Financial Officer

REVIEWED BY: (if applicable)

Madeline McDonald
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS



ANNUAL REPORT FOR THE FISCAL YEAR ENDING
DECEMBER 31, 2015

WELCOME TO THE VILLAGE OF HARRISON HOT SPRINGS

Our Long Term Vision

A residential and resort community with an attractive and inviting village core of shops and services. A strong commitment to maintaining the scenic qualities, the environment, the quality of life and the vibrant and cultural life combined with a high standard of development.

Nestled against picturesque Southwestern British Columbia's mountains and the sandy beaches of Harrison Lake, the Village of Harrison Hot Springs is a year-round vibrant Fraser Valley community with rich history, natural wonders, and well-rounded glacier-fresh lifestyle.

Families, retirees, artists, and outdoor enthusiasts alike enjoy a high quality of life in Harrison Hot Springs due to the easy 90 minute proximity to Vancouver, mild winters, affordable housing, good range of social, cultural, educational, health, environmental, and economic amenities available in the region. The municipality continually strives to be more sustainable, a complete community that balances social, cultural, environmental and economic values. The Village is also a warm and caring community dedicated to providing a desirable place to work, play, and raise a family.

The municipality offers easy access to sophisticated big-city amenities while retaining the Village charm free of hassle. As a member of the Province of British Columbia Resort Municipality Initiative, Harrison Hot Springs is a tourism hotspot for regional and international visitors alike. Playing host and warmly welcoming all the visitors is what we do best. No wonder folks stop by for a visit and decide they never want to leave.

Our community is growing and investing to develop a diverse economy with careful planning for a sustainable future that will meet the needs of next generations. The Village believes that our engaged and active citizens make our community a better place. Bright, active, creative – that's Harrison Hot Springs!

Table of Contents

Introductory Section

Message from the Mayor	4
Elected Officials	5
Council Goals and Objective.....	6
Departmental Highlights	8

Financial Section

Introduction to the Financial Statements	20
5 Year Financial Plan.....	23

Consolidated Financial Statements

2015 Audited Financial Statements	25
Auditor's Report	26
Consolidated Statement of Financial Position	27
Consolidated Statement of Operations.....	28
Consolidated Statement of Change in Net Financial Assets	29
Consolidated Statement Of Cash Flows	30
Notes to the Financial Statements.....	31
Schedule 1 – Consolidated Statement of Tangible Capital Assets	44

Statistics Sections

Property Assessments by Property Class	46
Tax Rates by Property Class.....	47
Property Tax Paid by Class.....	48
Revenue by Source	49

MAYOR'S MESSAGE

Dear Village Residents:

Once again I am pleased to share with you a brief overview of the many exciting developments and activities within the Village of Harrison Hot Springs over the past year.

In 2015 we continued our work to enhance and beautify the Village for residents and visitors alike. In and around the beach front, the design work for Phase II of the Esplanade revitalization project was completed along with renovation plans for the Beach Washrooms Facility. Phase I of the Float Plane dock upgrade is now complete.



Great progress was also made in partnership with the Fraser Valley Regional District as we continue our joint efforts to establish a protected recreation area in the East Sector lands, where so many of us like to walk and enjoy the natural environment.

Our Council sets a high priority on relationship building and partnerships. In November of 2015 we hosted a Community to Community where leaders from the Stó:lō Tribal Council, Cheam First Nation, Seabird Island Band, Scowlitz First Nation, District of Kent and the Sts'ailes First Nation come together to discuss matters of shared concern. The current focus is on Fraser Valley flood mitigation. These meetings strengthen our regional voice as we continue to lobby higher levels of government for better flood protection measures. Locally, design work was completed for new flood pumps to protect the community during high water events along the Miami River.

The Village of Harrison Hot Springs is home to young families and retirees alike and we strive to make our community the most vibrant and livable community possible. Our new Age Friendly Strategy was completed in 2015 and that plan will inform future development and improvements throughout the community.

Every member of Council has worked hard for the Village over the past year, representing community interests on committees and boards locally and at a regional level. They make sure that the voice of Harrison Hot Springs is heard on matters relating to transit, health care, tourism, policing, public safety, the environment, and emergency management. As community leaders, we are committed to represent your interests to higher levels of government on these and other matters.

This is a great time to live in Harrison Hot Springs and I feel honoured to serve you as your Mayor along with my excellent Council and dedicated staff.

All the best to you and your families,

Leo Facio

Mayor Leo Facio

MAYOR AND COUNCIL



Council Appointments and liaison portfolios

Mayor Leo Facio

- Municipal Director, Fraser Valley Regional District

Councillor John Buckley

- Alt. Municipal Director, Fraser Valley Regional District
- Liaison to Tourism Harrison

Councillor Sonja Reyerse

- Municipal Director, Fraser Valley Regional Library Board
- Liaison to Agassiz-Harrison Chamber of Commerce

Councillor John Hansen

- Alt. Municipal Director, Fraser Valley Regional Library Board
- Alt. Municipal Director, FV Aboriginal Relations Committee
- Liaison to Agassiz-Harrison Healthy Communities

Councillor Samantha Piper

- Municipal Director, FV Aboriginal Relations Committee

Members were elected to the offices of Mayor and Council on November 15, 2014 for a four year term. Council is elected "at large", which means that they represent the Community as a whole.

Top from Left to Right:

- Councillor John Hansen
- Councillor Sonja Reyerse
- Mayor Leo Facio
- Councillor Samantha Piper
- Councillor John Buckley

COUNCIL GOALS AND OBJECTIVES

Council gave priority to the following goals and objectives in 2015. Many of these goals were completed and others were initiated in 2015 and will continue to completion in 2016. Council is committed to achieving a sustainable community that meets the needs of residents, businesses and visitors.

2015 ACCOMPLISHMENTS	2016 GOALS
<p>INFRASTRUCTURE SUSTAINABILITY Infrastructure is critical for the health and safety of the Village. It is important to ensure that existing infrastructure is maintained and that future infrastructure improvements are undertaken in a manner that is fiscally and environmentally responsible.</p>	<p>INFRASTRUCTURE SUSTAINABILITY</p>
<ul style="list-style-type: none"> ➤ Completed the engineering for the Miami River Flood Pump Project and prepared tender documents 	<ul style="list-style-type: none"> ➤ Issue tender and complete construction of the Miami River Flood Pump Project – estimated completion March 2016
<ul style="list-style-type: none"> ➤ Completed the engineering for Phase 2 of the Esplanade Ave Revitalization Project and prepared tender documents 	<ul style="list-style-type: none"> ➤ Issue tender and complete construction of Phase 2 of the Esplanade Ave Revitalization Project – estimated completion May 2016
<ul style="list-style-type: none"> ➤ Completed the engineering for upgrades to the Beach Washrooms including a rooftop outdoor recreation area and prepared the tender documents 	<ul style="list-style-type: none"> ➤ Issue tender and complete upgrades of the beach washrooms and rooftop outdoor recreation area – estimated completion date Summer 2016
<ul style="list-style-type: none"> ➤ Completed upgrades to Phase 1 of the Float Plane Dock 	<ul style="list-style-type: none"> ➤ Complete upgrades to Phase 2 of the Float Plane Dock
<p>ENVIRONMENTAL SUSTAINABILITY Council continues to make advances in environmental sustainability. As a carbon neutral local government, the Village purchases offsets for our greenhouse gas emissions. The Village continues to look for energy savings, opportunities to reduce greenhouse gas emissions and ensuring that we are good stewards of the environment.</p>	<p>ENVIRONMENTAL SUSTAINABILITY</p>
<ul style="list-style-type: none"> ➤ Installed three electric car charging stations 	<ul style="list-style-type: none"> ➤ Install additional electric car charging stations on Esplanade Ave

2015 ACCOMPLISHMENTS continued	2016 GOALS continued
➤ Purchased electric vehicle as part of Public Works fleet of vehicles	
➤ Replaced street light poles for ornamental street lights – on going	➤ Complete street light pole replacement program. Start replacement program for ornamental street lights to convert from High Pressure Sodium to LED lighting – estimated completion 2017
➤ Implementation of Fraser Valley Regional District's Solid Waste Management Plan	➤ Implementation of the Organic Waste Collection program
TRANSPORTATION	TRANSPORTATION
➤ Approved Pay Parking	➤ Installation of pay parking – estimated start date June 2016
➤ Install covered bus shelter on St. Alice – deferred to 2016	➤ Install covered bus shelter on St. Alice
RECREATION, CULTURE & TOURISM	RECREATION, CULTURE & TOURISM
➤ Host Community to Community Forum	➤ Continue participation in Community to Community Forum
➤ Outdoor Recreation Equipment – deferred to 2016	➤ Create a rooftop outdoor recreation area on top of the upgraded beach washrooms which includes disability accessible equipment
➤ Adopted Age Friendly Strategy	➤ Re-surface tennis court and multi-use court in Spring Park ➤ Open East Sector Recreation Area
➤ Continued development and support of community events such as Canada Day, Sasquatch Days, Family Day and other community events through Resort Municipality Initiative program funding	➤ Organisation of community events such as Canada Day, Sasquatch Days, Lakeside Car show and other community events funded through the Resort Municipality Initiative Program
UTILITIES – WATER, SEWER AND DRAINAGE	UTILITIES – WATER, SEWER AND DRAINAGE
➤ Completed the engineering for the upgrade of the lift station near the Miami River	➤ Tender and complete the upgrade to the lift station near the Miami River – estimated completion Fall 2016
➤ Water Master Plan - completed	➤ Complete Liquid Waste Master Plan for Sewer and Drainage
➤ Core review of Water and Sewer User Fees for rate equity between different class of consumer – deferred to 2016	➤ Complete audit of utility billing system; core review of utility rates – estimated completion September 2016

DEPARTMENTAL HIGHLIGHTS

Corporate & Administrative Services

The Corporate and Administrative Services department includes Financial Services, Human Resources and Legislative Services.

Legislative Services:

This division provides legislative and support services to Council and its appointed committees, including the preparation and co-ordination of meetings, agendas and minutes. They administer the corporate records management program, corporate communications and the Freedom of Information and Protection of Privacy Act and requests, compose bylaws, minutes and legal notices.

Their scope also includes legal document execution and certification of bylaws, minutes and resolutions. Every four years they conduct local government elections or by-elections when required, and they also administer elector approval processes including referendums and alternative approval processes.

They also act as a liaison between Council and the public through updates to the Village of Harrison Hot Springs website.

In 2015 Council held the following meetings:

- 25 Regular and In-Camera Council meetings
- 12 Special and Special In-Camera Council meetings
- 1 Joint Council In-Camera meeting
- 1 Committee of the Whole meeting
- 1 Advisory Planning Commission meeting
- 3 Joint Emergency Program Committee meetings

In 2015, Nine (9) bylaws were adopted.

Financial Services:

This area manages the financial operations of the Village and provides support for Council on matters relating to the budget, taxation and the grants to groups process. Financial planning and reporting are integral to the Village's operations.

DEPARTMENTAL HIGHLIGHTS

Protective Services



Fire Department

The Harrison Hot Springs Fire Department will provide to our community, fire prevention and awareness information as well as quality and effective fire suppression capabilities to the best of our ability. This is our community and through teamwork and professionalism we will strive to protect lives, property and damage to our environment as our primary goals.

As of December 31, 2015 the Harrison Hot Springs Fire Department had 17 paid on call officers and firefighters.

Responses by type:

	2015	2014	2013	2012
Fires	9	11	5	5
Emergency Medical	10	9	11	13
Motor Vehicle Accidents	4	8	3	5
Burning Complaints	10	20	21	23
Public Service	0	2	0	1
Rescues	7	3	0	1
Hazardous Materials	1	2	1	4
Alarms Ringing	14	11	24	15
Miscellaneous	0	2	3	1
TOTAL	64	70	70	69

DEPARTMENTAL HIGHLIGHTS

Training

What we did in 2015

- Two new recruits completed the Recruit Training Program
- Two Officers completed the LAFC Basic on-line course
- One Officer completed Fire Service Administration 1 and Frontline Leadership 1 to complete the Fire Officer 1 Program
- One Officer completed Fire Service Administration 2 and Basic Fire Suppression and Safety
- All members completed the Traffic Safety Endorsement course
- Seven members completed the Elevator Safety course
- Eight members completed their FR3 certifications including CPR/AED/Spinal
- Seven members completed module 1 of the NFPA 1001 Firefighter 2 Program

What we plan to do in 2016

The upcoming year will see the weekly in-house training focused on the following:

- Ensure training compliance for External/Internal Operations of the *Playbook*
- The firefighter 2 program (In-house and FireSmart Training Academy)
- First Responder (FR3) first aid refresher training
- To increase training opportunities with our Mutual Aid partners

Other specialized training will focus on the following topics:

- Recruit Training Program 6 (RTP6) basic training for 3 to 5 recruits
- First Responder training for recruits and re-certifications for members
- Officer development through Fire Officer 1 and 2 training program
- Driver and Pump operator courses
- Wildfire in the Urban Interface training courses

Emergency Preparedness

Kent Harrison Joint Emergency Program Committee

The Emergency Program Coordinator is continuing to actively work on developing a wildfire response plan for the emergency manual. The Emergency Program Act is under review and changes are expected in 2016 with a new and updated definition of emergency.

The radio communications team continues to develop a plan for the portable radio system that will be able to be deployed in a number of places including the Harrison Hot Springs Fire Hall if required. Consultation is underway to establish a secondary EOC in Harrison.

DEPARTMENTAL HIGHLIGHTS

Emergency Preparedness (cont.)



The Harrison Fire Hall will have a study performed to determine what type of seismic upgrading may be required. The communities of Kent, Harrison Hot Springs and Seabird Island Band will jointly fund a two day training session on Emergency Operating Centre Essentials in early 2016.

Mutual Aid Agreements

The Mutual Aid agreement between the Village of Harrison Hot Springs and the District of Kent was updated and includes the HHSFD responding to reported fires in residential areas of Rockwell Drive only.

Animal Control:

In 2015 the Village issued 102 Dog licences. Animal Control Services were contracted to a Bylaw Enforcement Officer to address issues related to stray or threatening dogs. In 2015 Bylaw Enforcement issued 25 tickets for infractions of the Village's Animal Control Bylaw.

In 2016, the Fraser Valley Regional District will provide animal control and dog licensing services to the Village of Harrison Hot Springs. This change in service provider is due to the lack of holding facilities that the Village has available to them if a dog requires apprehending. Animal holding facilities will be available through the BCSPCA in Chilliwack who have a no euthanasia policy.



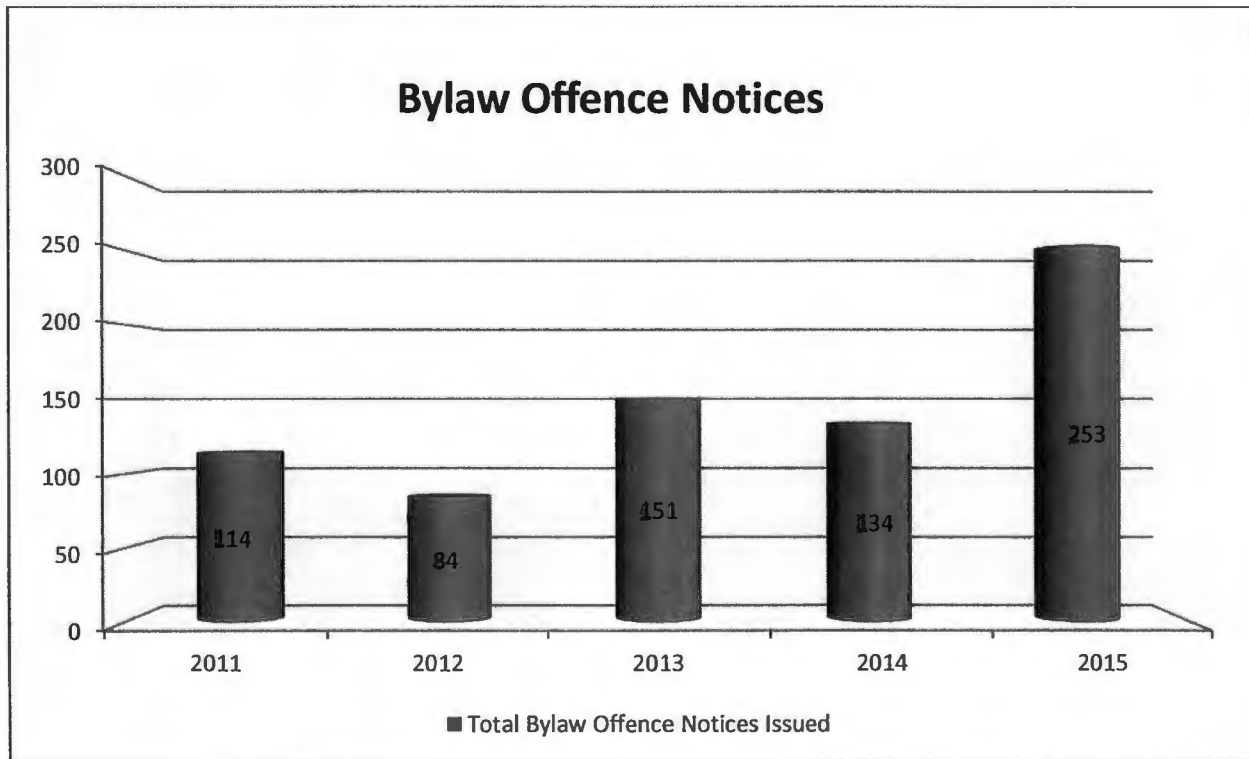
DEPARTMENTAL HIGHLIGHTS

Bylaw Enforcement:

Bylaw enforcement is a contracted service within the Village of Harrison Hot Springs. A Bylaw Enforcement Officer is available on an as needed basis during the off season to address issues relating to infractions of Village bylaws.

During the peak spring and summer season the number of bylaw enforcement officers increases and regular patrols of the Village are made during the very busy tourist season. The Village is a participating member of the Upper Fraser Valley Bylaw Adjudication system which is administered through the City of Chilliwack. In 2015 bylaw officers issued 253 tickets ranging from parking/traffic and animal control to unsightly premises.

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<u>Total Bylaw Offence Notices Issued</u>	114	84	151	134	253



DEPARTMENTAL HIGHLIGHTS

Planning and Development Services

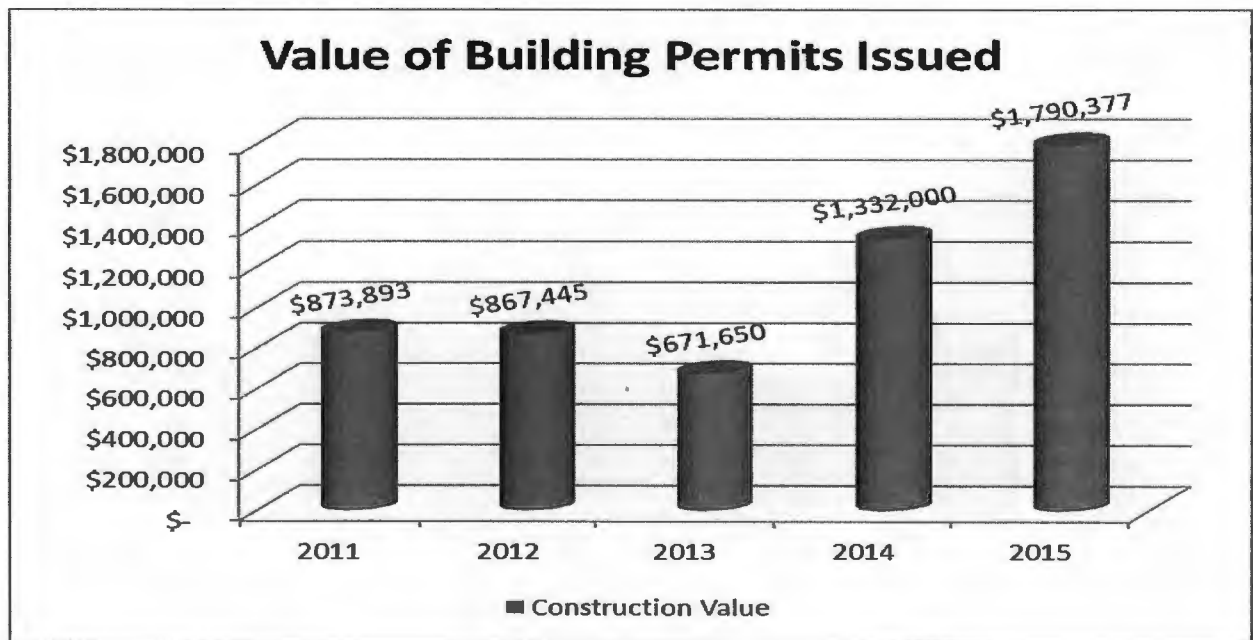
The Planning and Development department prepares plans and policies to guide sustainable development, processes development applications and works within the community to balance economic, social and environmental considerations.

Principal Functions:

- Prepares Official Community Plan
- Facilitates public participation in land-use planning and development process
- Reviews and processes development applications
- Serves the community by responding to a wide range of inquiries and applications related to the use and development of land
- Provides information to Council on planning and development matters

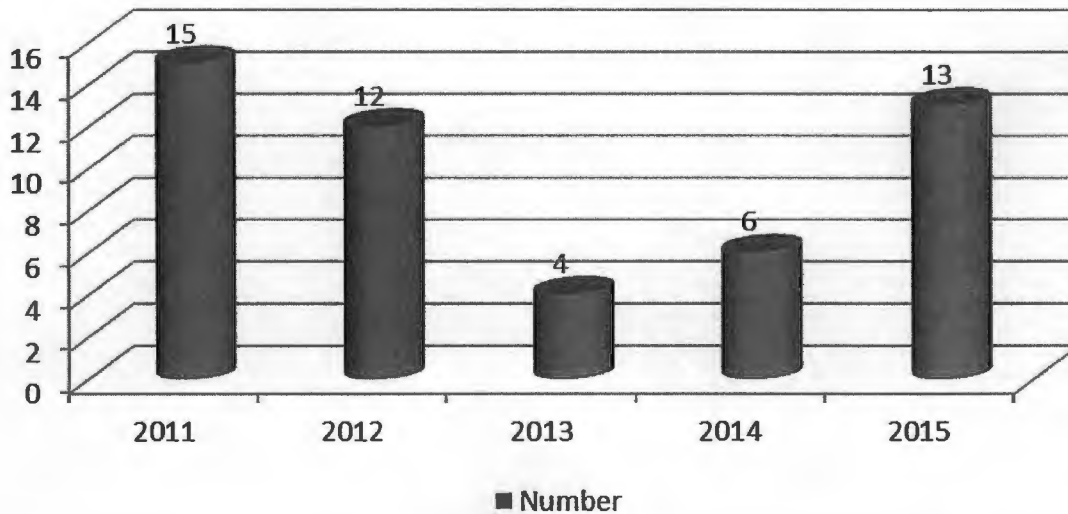
Building Permits

The Fraser Valley has seen rapid growth in 2015 as the demand for housing in Greater Vancouver has moved out towards the Valley. The impact on this demand for properties and increasing value of properties has started to show in the number of requests for building permits within the Village. This growth is expected to continue into 2016.

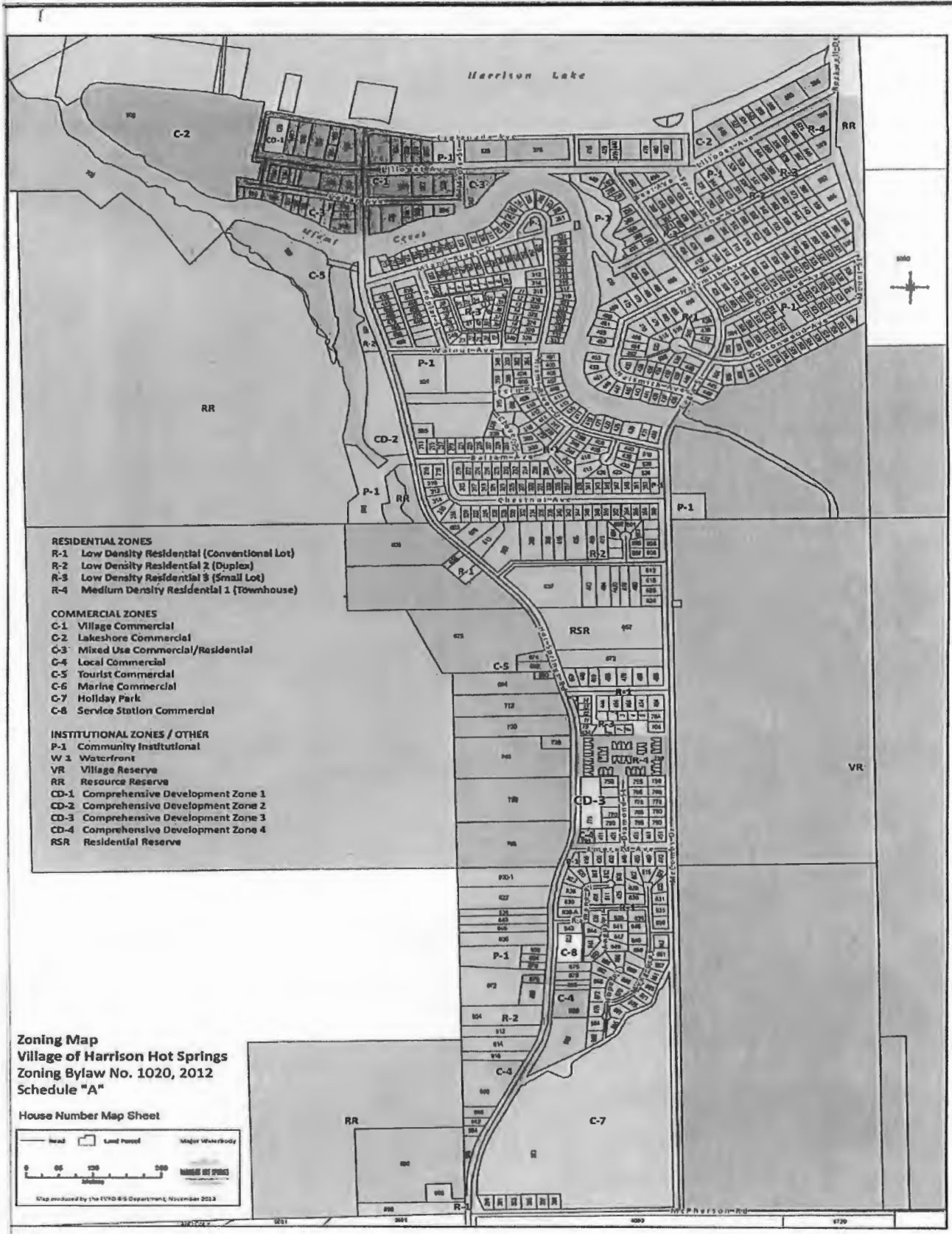


DEPARTMENTAL HIGHLIGHTS

Number of Building Permits Issued



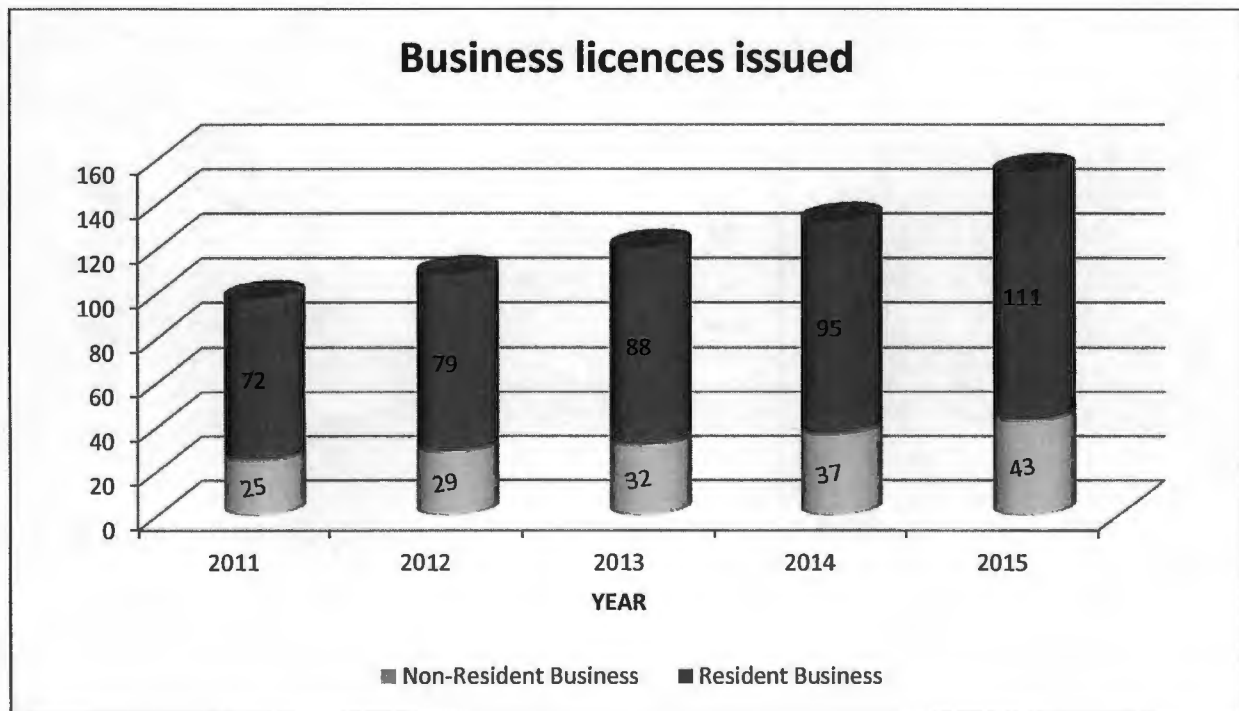
During the first 9 months of 2015, Building Inspection services were provided in house. The service was contracted to the Fraser Valley Regional District after the retirement of the Building Inspector. The Fraser Valley Regional District will continue to provide this service in 2016 and the cost of service will be included in the Regional District's annual requisition for services.



DEPARTMENTAL HIGHLIGHTS

Business Licences

Any person operating a business within the Village is required to hold a valid Village of Harrison Hot Springs business licence. Each business licence is valid from January 1 to December 31st of each year. In 2015 the Village issued 154 business licences which included 43 non-resident contractor licences and 111 licences for businesses that are based in Harrison Hot Springs. Over the past 5 years the Village has seen a steady increase in business licences with a growth of over 58% from 2011 to 2015.



DEPARTMENTAL HIGHLIGHTS

Public Works

The Public Works department are the caretakers of the Village's assets and public spaces. This includes roads, parks, and beachfront and lagoon areas. In 2015 the Village initiated 2 major projects along the lakefront, the upgrade to the beach washrooms and the re-vitalization of Block 2 of Esplanade Ave. Both of these projects are expected to be completed in 2016 and have been funded through grants from Community Amenities, Resort Municipality Initiative and Community Works funding.



In addition, phase 1 of the float plane dock replacement program was completed and 10 in-ground garbage cans were installed to increase capacity.

In alignment with Council's goals on sustainability, the street light replacement program continued in 2015 with poles being replaced throughout the Village. The remaining poles will be replaced in 2016 and the high pressure sodium lamps will be changed to more sustainable LED lamps.

DEPARTMENTAL HIGHLIGHTS

Water and Sewer Utilities

Wastewater Treatment and Wastewater Collection

The Village of Harrison Hot Springs owns and operates a level 3 secondary waste water treatment facility (2012) located on the west side of Harrison Lake. Each property within the boundaries of Harrison Hot Springs is serviced by the Village's system. It is mandatory for all buildings requiring this service to be connected to the municipal sewer system.

Water Treatment and Distribution

The Village of Harrison Hot Springs operates a level 2 Water Treatment Plant (2014) and water distribution system. Water is pumped from Harrison Lake to a water reservoir (2013). In 2015 approximately 282,000 m³ of water were processed through the water treatment plant. The water treatment plant was designed so that as demand for water in the Village grew then the water treatment plant could expand with the level of growth. With the growth that the Fraser Valley has started to experience in 2015 it is expected that if increased inquiries into development opportunities within the Village continue in 2016 then the expansion of the Water Treatment Plant may need to be discussed as part of the 2017 budget process. The Village is also looking to replace the current supply lines from the reservoir to the treatment plant that are currently located on the rock face with an underground supply line that would be more seismically secure.

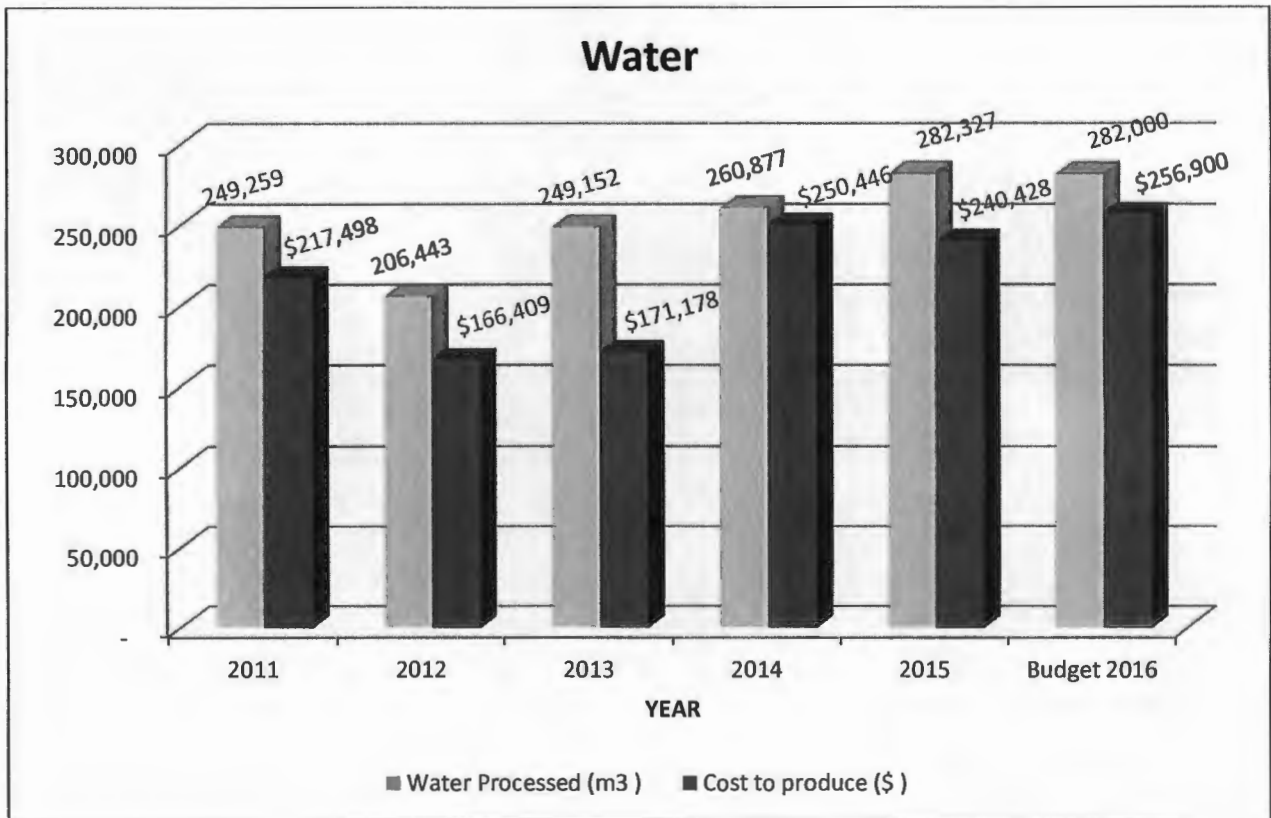


It continues to be Council's goal to seek out grant funding in order to be able to deliver potable water to the south end of the Village. The south end of the Village continues to have a large number of properties that rely on private wells for their water source.

DEPARTMENTAL HIGHLIGHTS

The Village's utility billing system will undergo an audit in 2016 to ensure that all properties that receive water and sewer services are being accurately billed for the services provided. In addition there will be a core review of utility rates in order to ensure that the cost for water is being equitably charged to all types of customers. It is estimated that the cost to produce 1m³ of water in 2016 will increase to \$0.91.

	2011	2012	2013	2014	2015	Budget 2016
Water Processed (m ³)	249,259	206,443	249,152	260,877	282,327	282,000
Cost to produce (\$)	\$217,498	\$166,409	\$171,178	\$250,446	\$240,428	\$256,900
Cost per m ³	\$ 0.87	\$ 0.81	\$ 0.69	\$ 0.96	\$ 0.85	\$ 0.91



INTRODUCTION TO THE FINANCIAL STATEMENTS

The Financial Statements

The Financial Statements of the Village of Harrison Hot Springs (the Village) are the responsibility of management and have been prepared in accordance with public sector accounting standards, consistently applied and appropriate in the circumstances. The preparation of the financial statements requires the use of estimates which have been made using careful judgement. In management's opinion, the financial statements have been properly prepared within the framework of the accounting policies summarized in the financial statements and incorporate within reasonable limits of materiality, all information available as of the audit date. The financial statements have also been reviewed and approved by the Mayor and Council of the Village.

Management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements and that reliable financial information is available on a timely basis. These systems are monitored and evaluated by management. Council is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control.

The financial statements have been examined by the Village's independent auditor, McConnell Voelkl in accordance with generally accepted auditing standards. The external auditor's responsibility is to express their opinion on whether the consolidated financial statements, in all material respects, fairly present the Village's financial position, results of operations, changes in net debt and cash flows in accordance with Canadian public sector accounting standards. Their Independent Auditor's Report outlines the scope of their examination and their opinion.

The external auditor has full and open access to all records of the Village and has direct access to management and Council when required.

Consolidated Statement of Financial Position

This statement discloses the consolidated financial position of the Village at December 31st 2015 and 2014. The term "net financial assets" is used to describe the Village's financial position where the Village's financial assets exceed its financial liabilities. Should situations arise where financial liabilities exceed financial assets the financial position would be termed "net debt". The Village is in a positive net financial position in both years. The change in net financial position is an increase of \$842,557 in 2015 over 2014. This increase was due to a delay in expenditures on capital projects that will now occur in the first quarter of 2016.

Added to the net financial assets are the non-financial assets. These are comprised of tangible capital assets and prepaid expenses which decreased by \$206,945; primarily due to the fact that amortization of tangible capital assets was greater than additions in 2015. The total gives rise to the accumulated surplus of the Village.

INTRODUCTION TO THE FINANCIAL STATEMENTS

Consolidated Statement of Operations

This statement reports the surplus or deficit from operations of the Village in the accounting period. This statement discloses the cost of services that the Village provided in the period and the revenues that were generated and the difference between them. It measures in monetary terms whether the Village has maintained its net assets in the period.

The annual surplus is added to the opening surplus to arrive at the year-end accumulated surplus. This amount equals the accumulated surplus on the Consolidated Statement of Financial Position. The annual surplus for 2015 was \$635,613 with a total accumulated surplus at yearend of \$36,117,612; \$29,945,082 of the accumulated surplus is invested in tangible capital assets.

Consolidated Statement of Change in Net Financial Assets

This statement reports the extent to which the expenditures of the accounting period are offset by the revenues recognized in the period. This amount is displayed by reporting items that explain the difference between the surplus or deficit from operations and the change in net financial assets or net debt for the period.

Items commonly on this statement are the acquisition of tangible capital assets, amortization expense and changes in prepaid expenses. These amounts are adjusted from the annual surplus for the year to arrive at the increase or decrease in net financial assets. This amount is added to the net financial assets at the beginning of the year and balances with the net financial assets on the Consolidated Statement of Financial Position.

Consolidated Statement of Cash flows

This statement reports the change in cash and cash equivalents in the accounting period and how the Village financed its activities and met its cash requirements.

Items affecting the operating activities are listed by non-cash items such as amortization and changes in prepaid expenses followed by changes in financial assets and liabilities. Activities of a capital nature are listed followed by activities that helped finance the acquisition and repayment of debt.

The balance on this statement is the resulting change in cash during the year that when added to the opening balance of cash equivalents will equal the cash and cash equivalents on the Consolidated Statement of Financial Position.

INTRODUCTION TO THE FINANCIAL STATEMENTS

Notes and Schedule to the Financial Statements

The notes and schedule that accompany the financial statements are an integral part of the financial statements in that they provide important additional information that assists the reader in interpreting the financial information.

They include the Village's significant accounting policies and other relevant information that further describes the information on the Consolidated Financial Statements.

The schedule containing the Consolidated Statement of Tangible Capital assets breaks down the tangible capital assets by class and shows the corresponding historical cost and accumulated amortization resulting in the net book value for each class of tangible capital asset.

Fiscal Responsibility

As a small Village with a limited tax base, fiscal responsibility is an on-going priority for Council. Each year Council adopts a budget that is balanced. This includes undertaking critical capital projects, investing in tourism infrastructure and streamlining processes where possible. Ensuring fiscal responsibility is crucial for the long term success of our Village.

Five Year Financial Plan

The five year plan is required under Section 165 of the *Community Charter* and is to be adopted annually prior to the tax rate bylaw being adopted; the financial plan bylaw may be amended during the year. Before its adoption Council must undertake a process of public consultation regarding the Financial Plan. The Community Charter does not specify the format of the public consultation process and it may be varied to suit the local community.

FIVE YEAR FINANCIAL PLAN

	2016	2017	2018	2019	2020
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUES:					
PROPERTY TAXES - RESIDENTIAL	1,108,095	1,157,300	1,182,800	1,208,800	1,235,400
PROPERTY TAXES - BUSINESS	712,544	709,800	725,400	741,400	757,700
PROPERTY TAXES - RECREATION/NON-PROFIT	112,361	108,400	110,800	113,200	115,700
COLLECTIONS FOR OTHER GOVERNMENTS & AGENCIES	1,651,676	1,684,800	1,718,600	1,753,000	1,788,100
PENALTIES & INTEREST - TAXES	38,000	38,000	38,000	38,000	38,000
UTILITY CO. 1% REVENUE TAXES	34,300	35,000	35,700	36,400	37,100
PAYMENTS IN LIEU OF TAXES	5,100	5,200	5,300	5,400	5,500
TOTAL TAXES COLLECTED	3,662,076	3,738,500	3,816,600	3,896,200	3,977,500
REMITTANCES TO OTHER GOVERNMENTS & AGENCIES	(1,651,676)	(1,684,800)	(1,718,600)	(1,753,000)	(1,788,100)
NET TAXES FOR MUNICIPAL PURPOSES	2,010,400	2,053,700	2,098,000	2,143,200	2,189,400
REVENUE FROM OWN SOURCES	1,393,540	1,362,990	1,371,724	1,380,683	1,390,080
GRANTS AND DONATIONS	1,929,700	475,400	443,500	323,500	323,500
DCC REVENUES	350,000	-	-	-	-
TOTAL REVENUE	\$5,683,640	\$3,892,090	\$3,913,224	\$3,847,383	\$3,902,980
EXPENSES:					
LEGISLATIVE	130,750	130,750	130,750	130,750	130,750
GENERAL GOVERNMENT	825,450	808,300	835,600	836,000	867,900
PROTECTIVE SERVICES	240,250	190,800	191,650	192,500	196,050
DEVELOPMENT PLANNING	334,000	311,000	225,600	227,800	230,000
ENGINEERING, TRANSPORTATION, STORM WATER	533,350	452,650	419,650	420,750	425,250
SOLID WASTE	194,400	170,700	172,000	173,300	174,600
PARKS, RECREATION & CULTURAL SERVICES	424,850	381,450	359,150	363,450	374,850
WASTEWATER UTILITY	625,100	578,400	583,700	589,300	595,000
WATER UTILITY	246,900	230,500	233,000	235,700	238,500
DEBT- INTEREST	28,070	27,100	26,300	24,800	23,200
AMORTIZATION OF TANGIBLE CAPITAL ASSETS	794,000	794,000	794,000	794,000	794,000
TOTAL EXPENDITURES	\$4,377,120	\$4,075,650	\$3,971,400	\$3,988,350	\$4,050,100

FIVE YEAR FINANCIAL PLAN

	2016	2017	2018	2019	2020
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
SURPLUS (DEFICIT)	\$1,306,520	\$(183,560)	\$(58,176)	\$(140,967)	\$(147,120)
CAPITAL, DEBT, RESERVES, TRANSFERS & BORROWING					
CAPITAL EXPENDITURES	(3,664,300)	(149,100)	(174,800)	(140,200)	(143,500)
REPAYMENT ON DEBT	(171,800)	(165,600)	(159,400)	(199,900)	(141,100)
PROCEEDS OF DEBT					
CONTRIBUTIONS TO RESERVES	(244,520)	(348,740)	(435,624)	(317,933)	(376,280)
TRANSFERS FROM RESERVES	963,600	53,000	34,000	5,000	14,000
APPROPRIATION FROM SURPLUS	1,016,500	-	-	-	-
EQUITY IN TANGIBLE CAPITAL ASSETS	794,000	794,000	794,000	794,000	794,000
	\$(1,306,520)	\$183,560	\$58,176	\$140,967	\$147,120
SURPLUS (DEFICIT) PLUS CAPITAL, DEBT, RESERVE TRANSFERS AND BORROWING	\$ -	\$ -	\$ -	\$ -	\$ -

2015 CONSOLIDATED FINANCIAL STATEMENTS





F.W. Voelkl, CPA, CA
C.M. Kelley, CPA, CA (incorporated professional)



P.O. Box 819
228 Wallace St.
Hope, B.C. V0X 1L0

Office 604-869-5634
Fax 604-869-2381

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of
The Village of Harrison Hot Springs:

We have audited the following Consolidated Statement of Financial Position of the **VILLAGE OF HARRISON HOT SPRINGS** as at **DECEMBER 31, 2015**, the Consolidated Statement of Operations and Net Change in Financial Assets and Consolidated Statement of Changes in Financial Position for the year then ended and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements:

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal controls as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility:

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal controls relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion:

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of the **VILLAGE OF HARRISON HOT SPRINGS** as at **DECEMBER 31, 2015**, and the results of its operations, net change in financial assets and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

McConnell, Voelkl

CHARTERED PROFESSIONAL ACCOUNTANTS

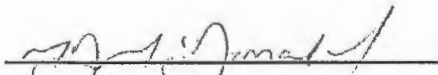
May 2, 2016
Hope, BC
Canada


Village of Harrison Hot Springs

Consolidated Statement of Financial Position

As at December 31, 2015

	2015	2014
Financial assets		
Cash (Note 2)	7,794,822	6,401,201
Accounts Receivable (Note 3)	820,704	805,739
MFA Deposits (Note 4)	6,103	-
	8,621,629	7,206,940
Financial liabilities		
Accounts Payable and Accrued Liabilities (Note 5)	393,735	411,914
Developer's Deposits and Other Trust Liabilities (Note 6)	378,097	391,277
Deferred Revenue (Note 7)	500,267	648,936
Development Cost Charges (Note 8)	1,212,301	978,021
Capital lease (Note 9)	139,211	171,331
Long-term debt (Note 10)	600,000	-
Interim financing debt (Note 11)	550,000	600,000
	3,773,611	3,201,479
Net financial assets	4,848,018	4,005,461
Non-financial assets		
Tangible Capital Assets (Note 12, Schedule 1)	31,234,292	31,421,843
Prepaid expenses	35,302	54,696
	31,269,594	31,476,539
Accumulated surplus	36,117,612	35,482,000
Represented by:		
Operating fund (Note 14)	3,385,784	2,586,023
Appropriated Surplus (Note 14)	1,768,730	1,389,874
Statutory Reserves (Note 14)	1,018,016	855,580
Equity in tangible capital assets (Note 13)	29,945,082	30,650,522
	36,117,612	35,481,999


 Madeline McDonald,
 Chief Administrative Officer


 Leo Facio
 Mayor

The accompanying notes and schedule are an integral part of these consolidated financial statements.

Village of Harrison Hot Springs

Consolidated Statement of Operations

for the year ended December 31, 2015

	Budget (Unaudited Note 19)	2015	2014
Revenue			
Property Taxes (Notes 15, 22)	1,920,900	1,920,696	1,886,821
Sale of Services (Note 16)	881,400	897,704	900,016
Utility Service Fees (Note 17)	394,000	395,923	395,167
Government Transfers (Note 18)	1,626,500	1,036,076	1,785,708
Investment Income	24,900	56,795	28,859
Penalties and interest	23,700	44,121	39,561
Development Cost Charges (Note 8)	385,000	16,480	-
Other revenue	61,900	36,548	53,308
	5,318,300	4,404,343	5,089,440
Expenses (Note 20)			
Legislative Services	128,050	109,463	117,012
General Government	942,100	919,319	900,771
Protective Services	201,550	174,871	161,697
Public Works	211,200	210,840	204,036
Transportation Services	144,250	124,508	102,711
Public Health	6,200	3,838	6,284
Planning and Development	25,800	33,422	47,842
Tourism, Community and Economic Development	52,300	146,511	136,406
Sustainability	10,800	9,559	8,856
Solid Waste Management and Recycling	179,400	171,070	121,232
Beaches, Parks, Recreation and Culture	442,050	351,864	395,987
Water Services	227,000	232,410	238,233
Sewer Services	539,500	461,635	556,318
Debt financing	22,600	27,172	14,987
Amortization (Note 1, Schedule 1)	794,000	792,248	747,914
	3,926,800	3,768,730	3,760,286
Annual surplus	1,391,500	635,613	1,329,154
Accumulated surplus, beginning of year	35,481,999	35,481,999	34,152,845
	36,873,499	36,117,612	35,481,999

Commitments and contingencies are specified in Note 21.

The accompanying notes and schedule are an integral part of these consolidated financial statements.

Village of Harrison Hot Springs

Consolidated Statement of Change in Net Financial Assets

for the year ended December 31, 2015

	Budget (Unaudited Note 19)	2015	2014
Annual Surplus	1,391,500	635,613	1,329,154
Acquisition of tangible capital assets	(3,064,500)	(604,698)	(2,121,402)
Amortization	794,000	792,248	747,914
Write down of tangible capital assets at NBV	-	-	34,300
	(879,000)	823,163	(10,034)
Acquisition of prepaid expenses	-	(35,302)	(54,696)
Use of prepaid expenses	-	54,696	95,084
	-	19,394	40,388
Increase (decrease) in net financial assets	(879,000)	842,557	30,354
Net financial assets, beginning of year	4,005,461	4,005,461	3,975,107
Net financial assets, end of year	3,126,461	4,848,018	4,005,461

The accompanying notes and schedule are an integral part of these consolidated financial statements.

Village of Harrison Hot Springs

Consolidated Statement of Cash Flows

For the Year Ended December 31, 2015

	2015	2014
Cash provided by (used in):		
Operating Activities		
Annual surplus / (deficit)	635,613	1,329,154
Non Cash items:		
Amortization	792,248	747,914
(Increase) Decrease in prepaid expenses	19,394	40,388
Changes to financial assets / liabilities:		
Accounts receivable	(14,965)	222,118
MFA Deposits	(6,103)	-
Accounts payable and accrued liabilities	(31,359)	(123,663)
Deferred revenue	(148,669)	(222,779)
Development Cost Charges	234,280	119,207
Net change in cash from operating activities	1,480,439	2,112,339
Capital Activities:		
Write down of tangible capital assets at net book value	-	34,301
Acquisition of tangible capital assets	(604,698)	(2,121,402)
Net change in cash from capital activities	(604,698)	(2,087,101)
Financing Activities		
Debt repayment	(82,120)	(118,504)
Proceeds from Debt	600,000	-
Proceeds from capital lease - net of deferred charges	-	132,725
Net change in cash from financing activities	517,880	14,221
Net change in cash	1,393,621	39,459
Cash and cash equivalents at beginning of year	6,401,201	6,361,742
Cash and cash equivalents, end of year	7,794,822	6,401,201

The accompanying notes and schedule are an integral part of these consolidated financial statements.

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

1. Significant Accounting Policies

The Consolidated Financial Statements of the Village of Harrison Hot Springs which are the representation of management are prepared in accordance with Canadian generally accepted accounting principles for governments as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants Canada. Significant accounting policies adopted by the Village are as follows:

a. Basis of consolidation

The Consolidated Financial Statements reflect the combined results and activities of the reporting entity which is comprised of the Operating, Capital and Reserve funds. Inter-fund transactions have been eliminated on consolidation.

- i. Operating Funds: These funds include the General, Water and Sewer operations of the Village. They are used to record the operating costs of the services provided by the Village.
- ii. Capital funds: These funds include the General, Water and Sewer capital funds. They are used to record the acquisition and disposal of property and equipment and their financing.
- iii. Reserve funds: Under the *Community Charter*, Village Council may, by bylaw establish reserve funds for specified purposes. Money in a Statutory Reserve Fund, and interest earned thereon, must be expended by bylaw only for the purpose for which the fund was established. If the amount in a reserve fund is greater than required, Village Council may, by bylaw, transfer all or part of the balance to another reserve fund. Non-statutory Reserves require being included in an approved council budget or a resolution before these funds can be expended.

b. Revenue Recognition

Government grants and transfers are recognized in the financial statements as revenue in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

Taxation revenues are recognized at the time of issuing the property tax notices for the fiscal year. Sale of services and user fees are recognized when the service or product is provided by the Village. All other revenue is recognized as it is earned and is measurable. Revenue unearned in the current period is recorded as deferred revenue and is recognized as revenue in the fiscal year the services are performed. Expenses are recognized as they are incurred and measurable based on a receipt of goods and services and/or the creation of a legal obligation to pay.

c. Financial Instruments

The Village's financial instruments consist of cash, accounts receivable, accounts payable and long-term debt. It is management's opinion that the Village is not exposed to significant interest, currency or credit risk arising from these financial instruments.

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

1. Significant Accounting Policies continued

d. Non-financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They may have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

i. Tangible Capital Assets

Tangible capital assets, comprised of capital assets and assets under construction, are recorded at cost less accumulated amortization and are classified according to their functional use. Amortization is recorded on a straight-line basis over the estimated useful life of the asset commencing the year the asset is put in to service.

Asset	Useful Life - Years
Land improvements	10-25
Parks infrastructure	10-50
Buildings	40-50
Machinery and equipment	5-10
IT infrastructure	4-10
Vehicles	5-20
Roads infrastructure	15-20
Water infrastructure	10-100
Sewer infrastructure	10-100
Drainage infrastructure	10-100

ii. Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the time of donation.

iii. Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

iv. Leased tangible capital assets

Leases which transfer substantially all the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets.

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

1. Significant Accounting Policies continued

e. Use of estimates

The preparation of consolidated financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future.

2. Cash

	2015	2014
Restricted cash		
Statutory reserves	\$ 1,018,016	\$ 856,038
Non-Statutory Reserves	3,672,137	3,277,392
	4,690,153	4,133,430
Unrestricted cash	3,104,669	2,267,771
Total cash	\$ 7,794,822	\$ 6,401,201

3. Account Receivable

	2015	2014
Accounts Receivable - Property Taxes	\$ 329,001	\$ 380,081
Accounts Receivable - Other Governments	189,979	109,645
Accounts Receivable - Trade and Other	301,724	316,013
	\$ 820,704	\$ 805,739

4. Deposit and Reserve - Municipal Finance Authority

The Municipal Finance Authority of British Columbia (the Authority) provides capital funding for regional districts and their member municipalities. The Authority is required to establish a Debt Reserve Fund. The Authority must then use this fund if at any time there are insufficient funds to meet payments on its obligations. If this occurs the regional districts or member municipalities may be called upon to restore the fund.

Each regional district, through its member municipalities who share in the proceeds of a debt issue, is required to pay into the Debt Reserve Fund certain amounts set out in the financing agreements. The interest earned on the Debt Reserve fund, less administrative expenses, becomes an obligation of the Authority to the regional districts.

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

Deposit and Reserve - Municipal Finance Authority continued

Upon the maturity of a debt issue, the unused portion of the Debt Reserve Fund established for that issue will be discharged to the Municipality. As at December 31, the total of the Debt Reserve fund was comprised of:

	2015	2014
MFA Deposits	\$ 6,103	\$ -
MFA Deposits	\$ 6,103	\$ -

5. Accounts Payable and Accrued Liabilities

	2015	2014
Trade and Other	\$ 316,845	\$ 388,173
Holdbacks payable	10,103	7,493
Other government	1,040	193
Accrued Employee benefits	65,747	16,056
	\$ 393,735	\$ 411,915

6. Developer's Deposits and Other Trust Liabilities

	2015	2014
Property and event damage deposits	\$ 14,306	\$ 30,307
Non-refundable deposits	-	28,118
Developer Deposit	335,406	331,596
Community groups funds held in trust	28,385	1,256
	\$ 378,097	\$ 391,277

7. Deferred Revenue

Due to changes in criteria for eligible Gas Tax Revenue projects, this funding does not meet the requirement of deferred revenue and is recorded as revenue when funding is received.

	2015	2014
Prepaid taxes	\$ 131,482	\$ 120,731
Deferred Gas Tax Revenue	-	205,707
Facility rentals and other	368,785	322,498
	\$ 500,267	\$ 648,936

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

8. Development Cost Charges

	Opening Balance	Receipts	Interest	Transfers Out	Closing Balance
Sewer DCC	\$ 766,921	\$ 114,657	\$ 9,211	\$ 15,182	\$ 875,607
Water DCC	190,875	73,549	2,495	-	266,919
Drainage DCC	13,191	32,075	298	1,298	44,266
Parks DCC	7,035	18,320	154	-	25,509
	\$ 978,022	\$ 238,601	\$ 12,158	\$ 16,480	\$1,212,301

Development Cost Charges are restricted revenue liabilities representing funds received from developers and deposited into separate deferred revenue liability accounts for specified future capital expenses. In accordance with generally accepted accounting principles, the Village records these funds as restricted revenue which is then recognized when the related costs are incurred.

9. Capital Lease Liability

In 2013, the Village entered into a 4 year capital lease agreement with the Municipal Finance Authority to finance the acquisition of two pick-up trucks. In 2014, the Village entered into a capital lease agreement with Caterpillar Financial Services Limited to finance the acquisition of a new backhoe in the amount of \$132,725. The term of the lease is five years with an option to purchase at the end of the lease of \$47,723.

Changes in capital lease liability are as follows:

	2015	2014
Balance, January 1,	\$ 171,331	\$ 57,110
Add: Lease additions	-	132,725
Less: Principal repayments	(32,120)	(18,504)
Balance, December 31	\$ 139,211	\$ 171,331

The minimum lease payments over the next four years of the leases are as follows:

2016	\$ 30,635
2017	24,575
2018	18,342
2019	65,659
	\$ 139,211

Total interest expense during the year was \$5,915. Total interest over the term of the leases is \$22,660.

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

10. Long-Term Debt

In 2015 the Village borrowed funds under loan authorisation bylaw 1052. MFA Issue 131 has an amortization period of 15 years at 2.2% interest for the first 10 years of the term. Early repayment options exist at the rate reset date of 10 years.

	Balance, beginning of Year	Additions	Principal Repayments	Actuarial * Adjustment	Balance, end of year
General Fund					
MFA Issue 131	\$ -	\$ 600,000	\$ -	\$ -	\$ 600,000

The following principle amounts are payable over the next three years:

	2016	2017	2018
General Fund	\$ 31,095	\$ 31,095	\$ 31,095

* Actuarial Adjustments represent interest earned on sinking funds held by the Municipal Finance Authority. Such interest is used to reduce the principal amount of outstanding debt.

11. Interim Financing

In 2009 the Village borrowed \$1,500,000 under the Interim Financing Program from the Municipal Finance Authority of British Columbia under Loan Authorisation Bylaw 885, for the purpose of constructing a new water reservoir. In 2015 the Village received an extension and has until 2020 to pay back the principal amount. Any principal balance unpaid will be converted into long-term debt at that time. The Village can pay down any amount on the principal in the next year. Interest was paid monthly in 2015 at daily interest rates that varied between 1.30% and 1.34% . During 2015 the Village paid \$8,018 in interest (2014 \$12,213).

	2015	2014
Beginning Balance Jan 1,	\$ 600,000	\$ 700,000
Principal repayments	(50,000)	(100,000)
Ending Balance, December 31	\$ 550,000	\$ 600,000

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

12. Tangible Capital Assets

	2015	2014
Land	\$ 9,984,913	\$ 9,984,913
Buildings	996,021	1,058,979
Equipment, furniture and vehicles	735,551	755,811
Engineering Structures:		
Engineering structures - water	6,420,738	6,538,610
Engineering structures - sewer and drainage	6,913,731	6,970,531
Engineering structures - roads	4,306,829	4,571,458
Engineering structures - other	1,223,517	1,242,043
Other tangible capital assets	162,195	171,021
Work in Progress	490,797	128,477
Total	\$ 31,234,292	\$ 31,421,843

For additional information, see Consolidated Schedule of Tangible Capital Assets. (Schedule 1)

Included in equipment, furniture and vehicles are vehicles and equipment purchased under capital leases totalling \$209,626 with accumulated amortization to the end of 2015 of \$37,721.

13. Equity in Tangible Capital Assets

Equity in tangible capital assets (TCA) represents the net book value (NBV) of total capital assets less long term obligations assumed to acquire those assets. The change in consolidated equity in tangible capital assets is as follows:

	2015	2014
Equity in TCA, beginning of year	\$ 30,650,512	\$ 29,321,829
Add:		
Capital Expenditures	604,698	2,121,402
Debt Repayments	82,120	118,504
Less:		
Long-term debt	(600,000)	-
Gain (loss) on disposal of asset	-	(23,207)
Proceeds from capital lease	-	(140,092)
Dispositions at NBV	-	-
Amortization	(792,248)	(747,914)
Equity in TCA, end of year	\$ 29,945,082	\$ 30,650,522

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

14. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2015	2014
Surplus:		
Invested in tangible capital assets	\$ 29,945,082	\$ 30,650,522
Operating Fund	3,385,784	2,586,023
Total surplus	33,330,866	33,236,545
Reserves set aside by Council:		
Appropriated Surplus:		
Community Recreation	406,114	413,275
Assessment appeal	125,901	95,725
Beach	36,379	35,967
Building	59,985	59,296
Contingencies	10,969	10,854
Dock replacement	10,944	58,091
Boat Launch	20,069	-
Flood box / drainage	14,883	14,715
General	28,141	27,823
Insurance	9,531	9,423
Memorial Hall restoration	5,323	5,263
Parking / traffic management	54,910	36,380
Office Equipment	22,320	22,067
Property	45,418	44,904
Road/Sidewalk	12,905	12,759
Sick leave/Retirement	120,987	98,337
Community Works Fund	318,900	-
Sewer	341,290	322,640
Water	123,761	122,355
Total Appropriated Surplus	1,768,730	1,389,874
Statutory Fund Reserves:		
Community amenities	148,016	128,015
Fire department capital	214,249	187,147
Land unexpended funds	12,616	12,473
Parkland acquisition	124,743	94,569
Public works capital	17,709	71,889
Sewage treatment replacement	400,742	262,673
Sewer unexpended funds	79,940	79,039
Port Divestiture income	20,001	19,775
Total Statutory Fund Reserves	1,018,016	855,580
	\$ 36,117,612	\$ 35,481,999

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

15. Taxation

Taxation revenue, reported on the consolidated statement of operations, is made up of the following:

	Budget	2015	2014
Taxes collected			
Municipal property taxes	\$ 1,885,000	\$ 1,883,594	\$ 1,849,861
1 % Utility taxes	31,900	32,035	32,247
Payments in lieu of taxes	4,000	5,063	4,733
School taxes	1,251,500	1,253,344	1,236,786
Regional District	116,700	116,946	116,846
Regional hospital district	101,300	101,518	103,271
Police tax	118,000	118,126	114,554
Other agencies	28,600	28,720	29,436
	3,537,000	3,539,346	3,487,734
Less transfers to other governments			
School taxes paid	1,251,500	1,253,344	1,236,776
Regional district taxes paid	116,700	116,944	116,858
Regional hospital district taxes paid	101,300	101,517	103,279
Police taxes paid	118,000	118,125	114,564
Other agencies taxes paid	28,600	28,720	29,436
	1,616,100	1,618,650	1,600,913
	\$ 1,920,900	\$ 1,920,696	\$ 1,886,821

16. Sale of Services, User Rates, Rentals

	Budget	2015	2014
Sewer user fees	\$ 500,000	\$ 501,289	\$ 501,160
Water user fees	188,000	190,279	190,552
Curbside collection fees	90,000	92,093	91,966
Licenses and permits	38,600	48,713	48,735
Facility rentals	47,500	46,986	47,458
Fines	3,300	1,525	4,078
Other	3,500	3,477	3,523
Penalties	10,500	13,342	12,544
	\$ 881,400	\$ 897,704	\$ 900,016

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

17. Utility Service Fees

	Budget	2015	2014
Sewer service utility fee - residential	\$ 179,000	\$ 180,225	\$ 179,709
Sewer service utility fee - business	20,000	19,830	19,997
Water service utility fee - residential	174,000	174,834	174,226
Water service utility fee - business	21,000	21,034	21,235
Total	\$ 394,000	\$ 395,923	\$ 395,167

18. Government Transfers

The Village recognizes the transfer of government funding as expenses or revenues in the period that the events giving rise to the transfer occurred. The Government transfers reported on the Statement of Operations are:

	Budget	2015	2014
Provincial:			
Conditional			
Infrastructure - water treatment plant	\$ -	\$ -	\$ 790,955
Infrastructure - Miami River Dike Pump Station	560,000	123,132	13,212
Resort Municipality Initiative	183,000	145,915	420,589
Other	2,500	3,758	2,584
Unconditional	321,000	321,239	209,651
Federal			
Conditional			
Infrastructure - Miami River Dike Pump Station	560,000	123,132	13,212
Gas tax	-	318,901	335,505
	\$ 1,626,500	\$ 1,036,077	\$ 1,785,708

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

19. Budget Data

The unaudited budget data presented in these consolidated financial statements is based upon the 2015 operating and capital budgets adopted by Council on May 4, 2015. The chart below reconciles the approved balanced budget to the budget figures reported in these consolidated financial statements.

2015 Adopted Operating and Capital Budget	Budget Amount
Revenues:	
Operating budget	\$ 3,926,800
Capital budget	3,437,100
Total revenue	7,363,900
Expenses:	
Operating budget	3,926,800
Capital Budget	3,437,100
Total expenses	7,363,900
Budgeted surplus (deficit)	\$ -
Add:	
Capital expenses	\$ 3,064,500
Transfers to reserves	293,000
Principal repayments	79,600
Less:	
Transfers from reserves	(520,000)
Appropriation from Surplus	(131,600)
Borrowing	(600,000)
Amortization	(794,000)
Annual budgeted surplus (see statement of operations)	\$ 1,391,500

20. Classification of Expenses by Object

The Schedule of Operating Fund Activities represents the expenditures by function; the following table classifies those same expenditures by object:

	Budget	2015	2014
Salaries, wages and employee benefits	\$ 1,542,700	\$ 1,483,864	\$ 1,477,415
Operating Materials and supplies	655,250	565,655	645,628
Contracted services	276,800	243,202	213,005
Administrative services and supplies	378,900	405,967	418,462
Utilities	154,950	153,099	149,031
Rentals and contractual obligations	101,600	97,523	93,844
Debt financing	22,600	27,172	14,987
Amortization	794,000	792,248	747,914
Total expenditures by object	\$ 3,926,800	\$ 3,768,730	\$ 3,760,286

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

21. Commitments and Contingencies

- a. The municipality and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of the assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2014, the plan has about 185,000 active members and approximately 80,000 retired members. Active members include approximately 37,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate is then adjusted to the extent there is amortization of any funding deficit.

The Village of Harrison Hot Springs paid \$91,780 (2014 \$93,372) for employer contributions to the Plan in fiscal 2015.

The most recent actuarial valuation as at December 31, 2012 indicated a \$1,370 million funding deficit for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

- b. Debts of the Fraser Valley Regional District are, under provisions of the Local Government Act, a direct, joint and several liability of the District and each member municipality within the District, including the Village of Harrison Hot Springs.
- c. The Village is a subscribed member of the Municipal Insurance Association of British Columbia (The "Exchange") as provided by section 3.02 of the Insurance Act of the Province of British Columbia. The main purpose of the Exchange is to pool the risks of liability so as to lessen the impact upon any subscriber. Under the Reciprocal Insurance Exchange Agreement, the Village is assessed a premium and specific deductible for its claims based on population. The obligation of the Village with respect to the Exchange and/or contracts and obligations entered into by the Exchange are in every case several, not joint and several. The Village irrevocably and unconditionally undertakes and agrees to indemnify and save harmless the other subscribers against liability losses and costs which the other subscriber may suffer.
- d. The Village has an agreement with the Harrison Hot Springs Tourism Society to provide annual funding of \$31,000. The term of the agreement ends December 31, 2018.
- e. The Village has committed to the completion of three major capital projects in the 1st half of 2016 at an estimated total cost of \$3,427,206. The three projects and their estimated costs are as follows: Miami River Flood Pump Project \$ 1,918,748; Esplanade Phase 2 at a cost of \$851,000; and renovation of the Beach Washrooms at a cost of \$657,458. These projects are funded from a combination of reserves, grants, long term debt and surplus.

Village of Harrison Hot Springs

Notes to the Consolidated Financial Statements

For the Year Ended December 31, 2015

22. Significant Taxpayer

The Village is reliant upon one taxpayer for approximately 17.15% of the municipal property tax revenue.

23. Landfill assessment

In 2014, the Ministry of Environment directed the Village to assess any potential effects the closure of the landfill in 1983 has on well water. Water samples were taken and the results prompted the Ministry to direct the Village to drill test wells and monitor the water which began in 2015. The Village is to continue this process for three years at which time the results will determine if any further action is required.

24. Comparative Figures

Certain balances of the preceding year have been reclassified to conform to the current year's financial statement presentation.

Village of Harrison Hot Springs

Schedule 1 - Consolidated Statement of Tangible Capital Assets

For the Year Ended December 31, 2015

	Engineered Structures									2015	2014
	Land	Building	Equipment Furniture Vehicles	Water	Sewer Drainage	Roads	Other	Work In Progress	Other Tangible Capital Assets		
COST											
Opening balance	\$9,984,913	\$1,984,778	\$1,981,341	\$7,702,915	\$8,930,294	\$8,521,923	\$1,830,731	\$128,477	\$327,090	\$41,392,462	\$39,459,704
Add: Additions	-	-	88,135	-	99,333	-	54,910	362,320	-	604,698	2,121,403
Less: Disposals	-	-	-	-	-	-	-	-	-	-	(188,645)
Closing Balance	9,984,913	1,984,778	2,069,476	7,702,915	9,029,627	8,521,923	1,885,641	490,797	327,090	41,997,160	41,392,462
ACCUMULATED AMORTIZATION											
Opening Balance	-	925,799	1,225,530	1,164,305	1,959,763	3,950,465	588,688	-	156,069	9,970,619	9,377,049
Add: Amortization	-	62,958	108,395	117,872	156,133	264,629	73,436	-	8,826	792,249	747,914
Less: Acc. Amortization on Disposals	-	-	-	-	-	-	-	-	-	-	(154,344)
Closing Balance	-	988,757	1,333,925	1,282,177	2,115,896	4,215,094	662,124	-	164,895	10,762,868	9,970,619
	\$9,984,913	\$ 996,021	\$ 735,551	\$6,420,738	\$6,913,731	\$4,306,829	\$1,223,517	\$490,797	\$162,195	\$31,234,292	\$31,421,843

The accompanying notes and schedule are an integral part of these consolidated financial statements.

STATISTICS



STATISTICS

Village of Harrison Hot Springs				
Property Tax Assessment				
			2015	2014
<u>General</u>	<u>Class</u>	<u>Description</u>	<u>Amount</u>	<u>Amount</u>
	1	Residential	\$ 309,095,070	\$ 305,450,972
	6	Business	\$ 54,119,925	\$ 54,121,470
	8	Non Profit	\$ 6,722,800	\$ 4,234,300
			\$ 369,937,795	\$ 363,806,742

2015 Property Tax Assessments by Class



STATISTICS

2015 Average tax rate for all purposes includes:	1	6	8
Municipal, Regional District, Hospital District, School and Other	Residential	Business	Recreational
Provincial Average	8.6317	21.4203	11.1798
162 municipalities reported			
Harrison Hot Springs	7.2146	20.2233	20.9811
Ranking out of 162 (lowest to highest)	56	80	155
Chilliwack	8.2386	17.3841	8.3044
Ranking out of 162 (lowest to highest)	84	39	42
Kent	7.3427	17.95	13.6319
Ranking out of 162 (lowest to highest)	60	49	124
Hope	11.3921	26.1265	16.2304
Ranking out of 162 (lowest to highest)	140	136	142

***Stats from the Ministry of Community, Sport & Cultural Development

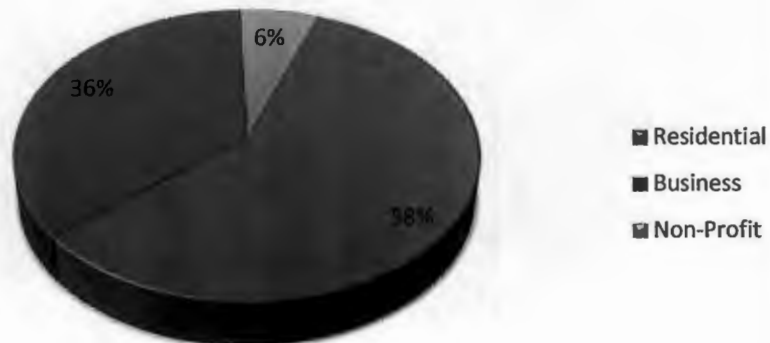
THE VILLAGE OF HARRISON HOT SPRINGS								
2015 TAX RATE SCHEDULE								
PROPERTY CLASS	TAX RATES (DOLLARS OF TAX PER \$1,000 TAXABLE VALUE)							
	A	B	C	D	E	F	G	
	GENERAL MUNICIPAL	REGIONAL HOSPITAL	REGIONAL DISTRICT	LOCAL/BASIC SCHOOL	MFA	BCAA	POLICE	TOTAL
1. Residential	3.55360	0.22367	0.25766	2.85950	0.00020	0.05960	0.26040	7.21463
2. Utilities	12.43760	0.78285	0.90181	13.60000	0.00070	0.50300	0.91140	29.13736
3. Supportive Housing	3.55360	0.22367	0.25766	0.10000	0.00020	0.00000	0.26040	4.39553
4. Major Industry	12.08224	0.76048	0.87604	5.80000	0.00070	0.50300	0.88540	20.90786
5. Light Industry	12.08224	0.76048	0.87604	5.80000	0.00070	0.16790	0.88540	20.57276
6. Business/Other	12.43760	0.54799	0.63127	5.80000	0.00050	0.16790	0.63800	20.22327
7. Managed Forest Land	10.66080	0.67101	0.77298	2.20000	0.00060	0.33800	0.78120	15.42460
8. Recreation/Non Profit	16.87960	0.22367	0.25766	3.30000	0.00020	0.05960	0.26040	20.98113
9. Farm	3.55360	0.22367	0.25766	6.90000	0.00020	0.05960	0.26040	11.25513

***For Municipal tax purposes the Village of Harrison Hot Springs has properties assessed in class 1 Residential, Class 6 Business and Class 8 Recreational only.

STATISTICS

2015 General Municipal Tax Rate					
Class	Assessment	Ratio	Total		
Residential	\$ 309,095,070	x 1	\$ 309,095,070		
Business	54,119,925	x 3.50	189,419,738		
Rec/Non Profit	6,722,800	x 4.75	31,933,300		
			\$ 530,448,108		
Residential Rate					
\$ 1,885,000	=	3.55360			
\$ 530,448,108					
Residential	\$ 309,095,070	x 3.55360	\$ 1,098,400		
Business	54,119,925	x 12.43760	673,122		
Rec/Non Profit	6,722,800	x 16.87960	113,478		
			\$ 1,885,000		

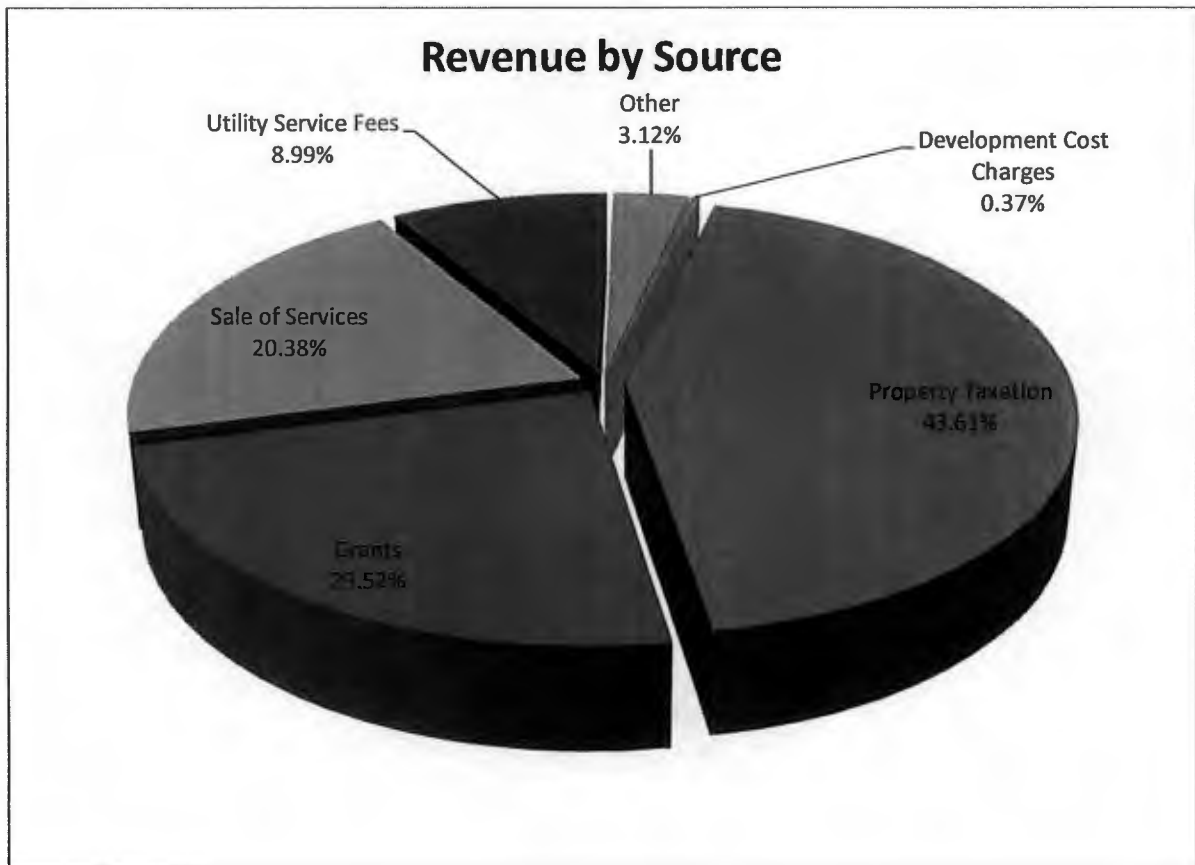
2015 Property Tax Paid by Class



STATISTICS

Revenue by Source

Property Taxation	1,920,696
Grants	1,036,076
Sale of Services	897,704
Utility Service Fees	395,923
Other (Interest/Penalties/Other)	137,464
Development Cost Charges	16,480
Total	\$ 4,404,343





*Prepared by the Village of Harrison Hot Springs
Administration and Financial Services Department*



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** July 11, 2016

FROM: Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z01-14
/6520-20-OCP01-14/3360-20-Z02-14 and 6520-20-OCP02-14
(750 and 798 Hot Springs Road)

SUBJECT: Second reading and authority to schedule a public hearing

ISSUE:

Three items have to be addressed:

- 1/. That OCP amendment Bylaw No 1080 and Zoning Amendment Bylaw No. 1081 be given second (2nd) reading;
- 2/. Staff need the authority to set up a public hearing for this application. The intent of these amendments is to allow for a resort residential use on two parcels of land identified on the attached location map.
- 3/. The referral comments from the Ministry of Transportation and Infrastructure and the FVRD be shared with the applicant.

BACKGROUND:

During the February 15th, 2016, Council meeting, Council gave first reading to both the OCP and Zoning bylaws associated with an application to rezone 750 and 798 Hot Springs Road to accommodate a Tourist Commercial Land Use designation. In addition staff were authorized to refer the application to; the Ministry of Transportation, the local school board and the Fraser Valley Regional District and the applicant was asked to host a community information meeting.

The results of the referral process are summarized below:

- 1/. Ministry of Transportation and Infrastructure – “the ministry may request a traffic impact study/access review at the time of subdivision.”
- 2/. School District No 78 (Fraser-Cascade) – no comments received
- 3/. FVRD – Two comments noted below:

- A. "With regards to the 2004 Regional Growth Strategy, *Choices for Growth*, the proposed amendment and rezoning is consistent with the plans growth management goals and policies."
- B. "In accordance with the recently approved FVRD Solid Waste Management Plan, the Regional District will be moving forward implementing regulation to require source separation of recyclables and organics from all waste sectors. Therefore the developers should consider this upcoming requirement and allow for proper space within their development plans to properly accommodate the bins required for source separation."
- 4/. The APC – a meeting was held on February 22, 2016. The result was unanimous support for the two amendment bylaws 1080 and 1081.

The results of the community open house, in which there were approximately 40 attendees, is summarized below:

1. Could trail/greenspace connection be provided from 750 Hot Springs Road development?
2. If developer doesn't build out will there be strict design guidelines placed on title to ensure quality development?
3. Does the zone allow for RV parking on the strata lots?
4. If this development proceeds consideration needs to be given to adding a left turn lane into the development.
5. Will the developments be gated?
6. How much of the site is being dedicated to parkland and will the riparian and mountainside be deeded to the Village of HHS?
7. Harrison Hot Springs needs to have an emergency second route out in case of disaster.
8. Ensure adequate on-site parking for residents and visitors to site.
9. Please encourage the developer to consider green/smart home design features into the cottage designs and construction.
10. Please ask the developer to consider having a community plant sale/garage sale prior to the Tugboat Junction deconstruction as the gardens on site have several rare and unique plants/bushes.

The comment sheets and meeting attendance sheet are attached to this report for your review.

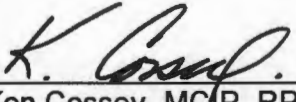
RECOMMENDATION:

Staff recommends the following:

- 1/. That second reading be given to "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1080, 2016";
- 2/. That Zoning Amendment Bylaw No. 1081, 2016 be read a second time;
- 3/. That Staff be authorized to schedule and host a public hearing;

- 4/ That staff be authorized to share the referral comments from the Ministry of Transportation and Infrastructure and the FVRD with the applicant.

Respectfully submitted;

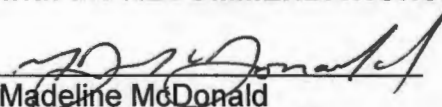


Ken Cossey, MCIP, RPP,
Planning Consultant

REVIEWED BY: (if applicable)

Tracey Jones
Deputy Financial Officer

**REVIEWED BY and CONCURRENCE
with the RECOMMENDATIONS:**















Madeline McDonald
Chief Administrative Officer

Attachments (4) Location Map
 Open House comments
 Bylaws 1080 and 1081

ATTACHMENT A LOCATION MAP



Harrison Hot Springs		 HARRISON HOT SPRINGS <i>Notably Refreshed</i>
Zoning Amendment Map Schedule		
		Scale: 1:5,000 Date Created: February 10, 2016
 Current Zoning: Tourist Commercial (C-5)	 Proposed Zoning: Comprehensive Development Zone 5 (CD-5)	
 Paved Road	 Streams	 Indian Reserves
 Unpaved Road	 Waterbodies	 Jurisdictions
		 Parcels
		 Parks and Protected Areas
<p>This map was compiled by the Fraser Valley Regional District for the Village of Harrison Hot Springs, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.</p>		

The Cottages at Harrison Hot Springs
750 and 798 Hot Springs Road
Open House May 25, 2016 at Memorial Hall 3:00 to 7:00p
Notes

Hello Ken,

As requested we hosted the neighborhood and community open house and had between 45-50 attendees (sign in sheet scanned/attached)
Invitations were posted on Facebook, Village bulletin boards and a 1/4 page advertisement in the Agassiz/Harrison Observer on Thursday, May 19, 2016 (invitation attached)

Overall attendees were supportive, may great questions (summarized below) with many asking pricing and when it would be started.

Summary of comments (with responses in green if applicable)

1. Could trail/greenspace connection be provided from 750 Hot Springs Road development? (Developer has instructed design team to make this update)
2. If developer doesn't build out will there be strict design guidelines placed on title to ensure quality development? (This question was raised by several people and has been passed on to the developer for consideration)
3. Does the zone allow for RV parking on the strata lots (The zone does not allow for this)
4. If this development proceeds consideration needs to be given to adding a left turn lane into the development
5. Will the developments be gated
6. How much of the site is being dedicated to parkland and will the riparian and mountainside be deeded to the Village of HHS? (not determined at this time)
7. Harrison Hot Springs needs to have an emergency second route out in case of disaster
8. Ensure adequate on site parking for residents and vistors to site
9. Please encourage the developer to consider green/smart home design features into the cottage designs and construction
10. Please ask the developer to consider having a community plant sale/garage sale prior to the Tugboat Junction deconstruction as the gardens on site have several rare and unique plants/bushes. (note has been passed on to developers)

Please let me know if you require any additional information/require clarification on any of these items.

Best regards

Chuck

The Cottages at Harrison Hot Springs

Your Comments

The idea of mini-cabins is different, but could fit in with existing RV sites OK.

But I would like to see all cabins built by a single developer - not individual buyers of lots. This would give the sites a "coherent" look, with cabins of different sizes matching in style.

As a resident of HHS, I look forward to hearing more about this project - hope we will have a public hearing about it.

GF
J.

Your feedback is important.

The Cottages at Harrison Hot Springs

Your Comments

No access to green belt for family friendly side?

Your feedback is important.

The Cottages at Harrison Hot Springs

Your Comments

I would support this type of development as long as it is "year round" to help Harrison with more residence during "off season". I think it's a good use of land.

Your feedback is important.

The Cottages at Harrison Hot Springs

Your Comments

If I was going to buy one of these lots I'd want to ensure!

(1) 31d scheme style in place;

(2) Adeq water green space in development;

(3) Adeq water parking (so people aren't on the hwy. parking there overnight)

(4) Restrictions on # of rentals allowed.

Sue Adams

219 Balsam

Your feedback is important.

The Cottages at Harrison Hot Springs

Your Comments

In our opinion, this would be
a welcome addition to Harrison.
Best of luck.

Renee Jean Sheppard

Your feedback is important.

The Cottages at Harrison Hot Springs

Your Comments

Great addition to community
~~of~~ its done properly. Good
guidelines to be developed
& followed considering impact
on the rest of the community.

B. Le Tenzel

Your feedback is important.

The Cottages at Harrison Hot Springs

Your Comments

① Laundry Facilities in Unit

② Carport

③ Smart Houses?

④ Solar | Alternative Energy?

DESIGN TEAM NOTES
THESE WILL BE ADDED
TO COTTAGE DESIGN
DISCUSSIONS
CMTK

Your feedback is important.

The Cottages at Harrison Hot Springs

Welcome!

Sign in Sheet

name	email address	address
Colin Morris		Harrison Lake Estates
Ard Coyle	ardcoyle@shaw.ca	HHS
C Purnock		ECHO BEACH
A DUSIC		ECHO BEACH
M SCOTT		ELDER PLACE
O. Piper		Echo Ave
Greg Dykstra	gregandsameshaw.ca	Echo Ave

Thank You!

The Cottages at Harrison Hot Springs

Welcome!

Sign in Sheet

name	email address	address
DON GRANT		H.H.P. 604-970-1721
Alan?		511 Echo Ave
K. Lenney		Echo Beach
Lis Scotson		H.H.S.
Loise & Joan Sherwood		H.H.S.
R. Smith		H.H.S.
FRENCH MARKS		H.H.S.
<i>[Signature]</i>		Chilliwack B.C.
<i>[Signature]</i>		H.H.S.P.S.
Kerry & Stan Kofeck	ph 604-826-1193	15160 Sylvester Rd.
Roger & Ruth		Mission BC CAN 767 White Rock
W. COLES		H.H.S.
Ken & Heidi Farr		Agassiz

Thank You!

The Cottages at Harrison Hot Springs

Welcome!

Sign in Sheet

name	email address	address
Sue & Bruce Letouzel		219 Balsam Ave HHS BC
B. Smith	barbinvancouver@gmail.com	Box 514, HHS
JOHN ALLEN		398 HOT SPRINGS Rd., HHS.
MICHAEL Murphy	MurphyMT@ shaw.ca	730 - McCoubbs Rd.
Jim & Betty BRACKBURN	FORD 29@shaw.ca	#42 349 WALNUT ST
Cyndi Handler	wilderness-spirit @shaw.ca	Box 133 LK Errock, BC VOMINO
Jane Kivett		238 Balsam Ave HHS HHS, BC
Debbie Hansen Frank & Gayla SOIZARD		HHS, BC
Diana & Fred Ivey		HHS, BC
A. Pearson		HHS
C. Harms		Agassiz
R. Reeves	pitareeves@shaw.ca	Spruce Grove AB
Wendy & Ian McConnell	iwm@shaw.ca	880 Hot Springs Rd.

Thank You!



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1080

A bylaw to amend Village of Harrison Hot Springs
Official Community Plan Bylaw 864, 2007

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

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

I. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1080, 2016".

II. TEXT AMENDMENT

A. That Schedule 1-A, the Official Community Plan Text of the Village of Harrison Hot Springs Official Community No. 864, be amended by including the following bullet to:

- 1. Section 5.3.3 - "Resort Residential Use."

IV. READINGS AND ADOPTION

READ A FIRST TIME THIS 15th DAY OF FEBRUARY, 2016

READ A SECOND TIME THIS DAY OF , 2016

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2016

READ A THIRD TIME THIS DAY OF , 2016

ADOPTED THIS DAY OF , 2016

Mayor

Corporate Officer

**A bylaw to amend Village of Harrison Hot Springs
Zoning Bylaw 1020, 2012**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted January 7th, 2013;

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

I. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 1081, 2016".

II. TEXT AMENDMENT

That the Village of Harrison Hot Springs Zoning Bylaw Number 1020, 2012, be amended by:

- A. Inserting the following new definition in section III Definitions:
"PRIVATE RESORT RESIDENTIAL DEVELOPMENT means a bare land strata title subdivision pursuant to the Condominium Act, consisting of five or more one-family residential strata lot or holiday, summer or seasonal home strata lots, and containing associated resort and recreational amenity facilities for the use of the residents of the development, which is planned and developed as a whole in a single development operation or in planned phases according to a unified design theme, and which contains no other land."
- B. Inserting the following new sub-section: "VI. 4). (10) Comprehensive Development Zone 5 – CD-"; and
- C. Inserting the above sub-section within the Table of Contents.

"VI. 4). (10) COMPREHENSIVE DEVELOPMENT ZONE 5 – CD-5

.1) Intent

The purpose of this zone is to designate land in areas of attractive natural assets, which, by reason of their setting and the feasibility of access to water and sewer are suitable for development of bare-land strata

subdivisions with a full range of resort or recreational amenities for the use of the property owners, but which, because of their setting or location, are not appropriate for conventional urban housing development over the long-term.

.2) Permitted Uses

The following uses and no others are permitted in the CD-5 zone:

Principal Uses

- .1 Private Resort Residential Development

Accessory Uses

- .1 Garden/Storage Shed

.3) Conditions on Use

- .1 All principle uses shall be connected to the Village of Harrison Hot Springs community water system and sanitary sewer system.
- .2 Common amenity and recreation facilities, shall be provided for the exclusive use of residents of the private resort residential development and their guests.
- .3 Common amenity and recreation facilities may include clubhouses or recreational buildings, outdoor recreational facilities such as tennis courts, swimming pools, picnic sites, trails, open park areas, and natural habitat areas.
- .4 No recreational vehicles shall be occupied on lands within the private resort residential development.

.4) Regulations

On a *parcel* zoned CD-5, no *building or structure* will be constructed, located or altered and no plan of subdivision will be approved which contravenes the regulations set out in the following table in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
<i>Minimum Strata Lot Size</i>	130 m ²
<i>Minimum Strata Lot Width</i>	9 metres
<i>Minimum Strata Lot Depth</i>	15 metres
<i>Minimum Strata lot Setback</i> <ul style="list-style-type: none"> • <i>front parcel line</i> • <i>front parcel line to deck</i> • <i>interior parcel line</i> • <i>exterior parcel line</i> • <i>rear parcel line</i> 	2 metres 6 metres 1.2 metres 1.2 metres 3.5 metres
<i>Maximum Residential Density</i>	50 units per hectare
<i>Maximum Number of Accessory Buildings</i>	1
<i>Accessory Building and Structures Minimum Strata Lot Setback</i> <ul style="list-style-type: none"> • <i>front parcel line</i> • <i>side parcel line</i> • <i>rear parcel line</i> 	6 metres 1 metres 1 metres
<i>Maximum Lot Coverage</i>	50%
<i>Maximum Building Height</i>	7.5 metres for principle buildings 3.0 metres for accessory buildings
<i>Parking and Loading</i>	1 space per parcel

.5) Community Amenities

On a parcel zoned CD-5, no building or structure shall be constructed until the following community amenity has been provided to the Village:

1. the offered \$650.00 per unit community amenity contribution as outlined within the *Development Agreement*;

.6) Comprehensive Development Plan

On a parcel zoned CD-5, no building or structure shall be constructed, located or altered and no plan of subdivision approved which is not generally in accordance with the Comprehensive Development Plan which forms an integral component of this zone as Schedule 1.

.7) Amenity and Common Building Setbacks

Amenity or common buildings or structures shall only be located on common land. No part of any amenity or common building or structure located on common lands shall be located closer than:

- 3 metres from the strata lot boundary

III. MAP AMENDMENT

A. That Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, be amended by rezoning the property located on property legally described as Lot 9 Section 12 Township 4 Range 29 Meridian 6 New Westminster District Plan NWP5519 Meridian W6 PID 011-150-491 and Lot 10 Section 12 Township 2 Range 29 Meridian 6 New Westminster District Plan NWP5519 Meridian W6 PID 011-150-513 and as outlined in heavy black outline and cross-hatched on Schedule 2 of this Bylaw, from the **Tourist Commercial (C-5)** to **Comprehensive Development Zone 5 (CD-5)**.

B. That the map appended hereto designated as Schedule 2 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS 15th DAY OF FEBRUARY, 2016

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2016

READ A SECOND TIME THIS _____ DAY OF _____, 2016

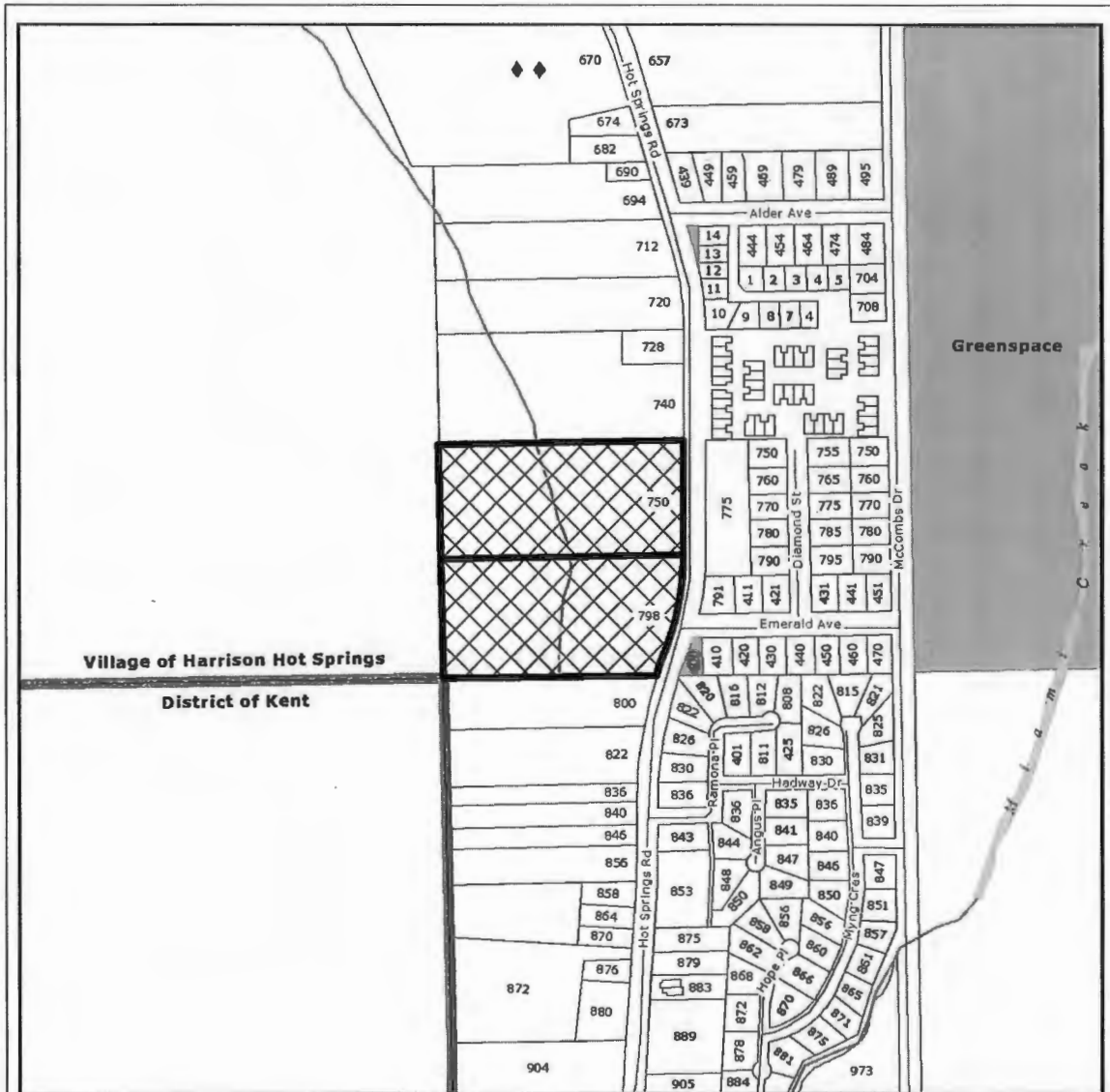
READ A THIRD TIME THIS _____ DAY OF _____, 2016

ADOPTED THIS _____ DAY OF _____, 2016

Mayor

Corporate Officer

Schedule 1 of Bylaw 1081



Harrison Hot Springs		
Zoning Amendment Map Schedule		
		Scale: 1:5,000 Date Created: February 10, 2016
<p> Current Zoning: Tourist Commercial (C-5) Proposed Zoning: Comprehensive Development Zone 5 (CD-5) </p>		
<p> Paved Road Streams Indian Reserves Parcels Unpaved Road Waterbodies Jurisdictions Parks and Protected Areas </p>		
<p><small>This map was compiled by the Fraser Valley Regional District for the Village of Harrison Hot Springs, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.</small></p>		

