



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, April 3, 2018
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 March 19, 2018 be adopted.	
	Item 4(a) Page 1
5. BUSINESS ARISING FROM THE MINUTES	
6. CONSENT AGENDA	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	
iv. Correspondence	
7. DELEGATIONS/PETITIONS	
8. CORRESPONDENCE	
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 the Planning Consultant, Ken Cossey – March 21, 2018 Item 12 (a)
Page 7
Re: Development Variance Permit for 485 Hot Springs Road

Recommendation

THAT Development Variance Permit DVP 03/18 be issued to the Village of Harrison Hot Springs for the property located at 485 Hot Springs Road, Harrison Hot Springs for land legally described as:

Lot 7 Block 2 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster Plan 9786 (PID: 011-438-398)

-
- (b) Report of the Planning Consultant, Ken Cossey – March 21, 2018 Item 12 (b)
Page 13
Re: To start the Rezoning process

Recommendation

THAT staff be authorized to work on application 3360-20-Z01/18 for land legally described as: Lot 34, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 27133, with no civic address assigned.

-
- (c) Report of the Planning Consultant, Ken Cossey – March 26, 2018 Item 12 (c)
Page 17
Re: To start the Development Variance Permit process

Recommendation

THAT staff be authorized to work on application 3090-20-DVP01/18 for land legally described as: Lot D, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP 68500, with a civic address of 628 McCombs Drive.

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- (d) Report of the Chief Administrative Officer, Madeline McDonald – March 29, 2018 Item 12 (d)
Page 23
Re: Water Conservation Plan Policy Update

Recommendation

THAT Water Conservation Plan No. 1.15 be rescinded; and

THAT Policy No. 1.28, Municipal Water Conservation Plan be adopted as presented.

13. BYLAWS

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

15. ADJOURNMENT

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

4(a)

DATE: March 19, 2018
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 Samantha Piper
Councillor John Hansen
Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/Corporate Officer, Debra Key
Financial Officer, Tracey Jones
Infrastructure Manager, Troy Davis
Community Services Manager, Chelsea Woolhouse

ABSENT:

Recording Secretary: Nicole Sather

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 Piper
Seconded by Councillor Hansen

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2018-03-11

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Piper
Seconded by Councillor Buckley

THAT the minutes of the Regular Council Meeting held on March 5, 2018 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2018-03-12

5. BUSINESS ARISING FROM THE MINUTES

None

6. CONSENT AGENDA

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

7. DELEGATIONS

None

8. CORRESPONDENCE

- (a) Letter dated March 15, 2018 from Chick Keeling
Re: Request to opt out of new provincial speculators tax

Moved by Councillor Piper
Seconded by Councillor Reyerse

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**
RC-2018-03-13

9. BUSINESS ARISING OUT OF CORRESPONDENCE

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT a letter be sent to John Horgan, Minister of Finance Carol James, Minister of Tourism Lisa Beare, Minister of Municipal Affairs and Housing Selina Robinson, MLA Laurie Thorness and copied to all members of the Union of British Columbia Municipalities (UBCM) outlining the implementation of the speculation tax on Harrison Hot Springs.

FURTHER THAT Mayor Facio request a meeting with the Premier to directly address the community concerns regarding the new speculation tax.

FURTHER THAT staff reports to council with further information regarding the speculation tax.

**CARRIED
UNANIMOUSLY**
RC-2018-03-14

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

Councillor Piper

- Attended the Federal Gas Tax Funding Announcement regarding LED lighting investment on March 9, 2018.
- Attended a Regular In Camera meeting on February 19, 2018.
- Attended a Special In Camera meeting on March 12, 2018.

Councillor Reyerse

- Attended the Chambers of Commerce Directors meeting on March 13, 2018.
- Reported on the grand opening of Harrison's Sasquatch Museum.
- Attended the Fraser Valley Regional District meeting on March 13, 2018.
- Reported that the Ministry of Transportation will be holding an information session regarding Highway 7 and 9 improvements on March 21, 2018.

11. **REPORTS FROM MAYOR LEO FACIO**

- Reported that Ministry of Forests, Lands, Natural Resource Operations and Rural Development has interest in naming three (3) mountains near Statlu Lake in memory of Corporal Colin Bason, Private Terry John Street and Private Garrett Chidley.
- Reported that Multiple Sclerosis (MS) Society of Canada is recognizing the month of May as MS awareness month.
- Reported on the Mini Med session being held in Agassiz on April 24, 2018.
- Attended the Senior Town Hall meeting held on March 8, 2018.
- Attended the Federal Gas Tax Funding Announcement regarding LED lighting investment for the Village on March 9, 2018.
- Reported on the Order of BC nominations deadline is May 19, 2018.
- Attended the Fraser Valley Regional District Regional and Corporate Services Committee meeting on March 13, 2018.
- Reported that the Ministry of Transportation will be holding an information session regarding Highway 7 and 9 improvements on March 21, 2018.
- Reported on the Auxiliary Program transition to a tier model.
- Reported on a letter dated March 14, 2018 from Maple Ridge Mayor Nicole Read regarding the Employer Health Tax.

Moved by Councillor Piper

Seconded by Councillor Reyerse

THAT a letter be sent to Minister of Finance Carol James regarding the impact of the Employer Health Tax on smaller municipalities.

**CARRIED
UNANIMOUSLY**
RC-2018-03-15

12. **REPORTS FROM STAFF**

- (a) Report of the Community Services Manager – March 13, 2018
Re: 2018 Grants to Groups

Moved by Councillor Buckley
Seconded by Councillor Reyser

THAT the community groups be provided with funding, under the Grants to Groups program, as outlined in the attached table, as amended.

**CARRIED
UNANIMOUSLY**
RC-2018-03-16

- (b) Report of the Infrastructure Manager – March 13, 2018
Re: Expansion of water treatment plant capacity

Moved by Councillor Hansen
Seconded by Councillor Buckley

THAT Council approve the purchase and installation of a second train of ultrafiltration membranes from Aslan Technologies for up to \$250,000, to be funded from development cost charges;

AND THAT the Village fund an additional booster pump for the water treatment plant, at a cost of up to \$35,000, to be funded from development cost charges.

**CARRIED
UNANIMOUSLY**
RC-2018-03-17

- (c) Report of the Planning Consultant – February 28, 2018
Re: Storm Water Upgrades on Diamond Street and Pine Avenue

Troy Davis presented a PowerPoint slideshow on upgrades to the storm water system along Diamond Street and Pine Avenue.

Report received for information.

- (d) Report of the Chief Administrative Officer – March 14, 2018
Re: 2018 Goals & Objectives

Moved by Councillor Piper
Seconded by Councillor Reyser

THAT the 2018 Goals & Objectives be approved as presented for inclusion in the 2017 annual Report.

**CARRIED
UNANIMOUSLY**
RC-2018-03-18

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 19, 2018

- (e) Report of the Planning Consultant – March 15, 2018
Re: To start the Development Variance Permit process

Moved by Councillor Buckley
Seconded by Councillor Piper

That staff be authorized to work on application 3090-20-DVP03/18 for land legally described as: Lot 7, Block 2 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786, with a civic address of 485 Hot Springs Road.

**CARRIED
UNANIMOUSLY**
RC-2018-03-19

13. **BYLAWS**

None

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

Questions from the public were entertained.

15. **ADJOURNMENT**

Moved by Councillor Buckley
Seconded by Councillor Reyerse

THAT the meeting be adjourned 7:51 p.m.

**CARRIED
UNANIMOUSLY**
RC-2018-03-20

Leo Facio
Mayor

Debra Key
Corporate Officer

12(a)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** March 21, 2018

FROM: Ken Cossey MCIP, RPP **FILE:** 3090-20-DVP03/18
 Planning Consultant

SUBJECT: Development Variance Permit for 485 Hot Springs Road

ISSUE:

To consider the issuance of a development variance permit.

BACKGROUND:

The issue here, as with the issuance of all development variance permits, is from a health and safety perspective. The requested front and interior side yard setback is neither a health or safety concern. The request is required such that the Village can build a new electronic signage board.

With respect to the required Notice of Intent, as per the *Local Government Act*, they will be sent out no later than March 28th and any comments must be in by April 3rd. If any comments are received they will be shared with Council.

STAFF RECOMMENDATION:

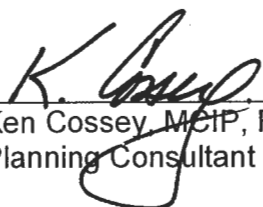
That Council:

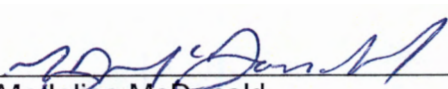
- 1/. That Development Variance Permit DVP 03/18 be issued to the Village of Harrison Hot Springs for the property located at 485 Hot Springs Road, Harrison Hot Springs for land legally described as:

Lot 7 Block 2 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster Plan 9786 (PID: 011-438-398)

Respectfully submitted;

Reviewed by and Concurrence with the RECOMMENDATIONS:


 Ken Cossey, MCIP, RPP
 Planning Consultant


 Madeline McDonald
 Chief Administrative Officer

Attachments (1) DVP 3090-20 DVP 03/18
(2) Site Plan

Village of Harrison Hot Springs

DEVELOPMENT VARIANCE PERMIT NO. 03/18

ISSUED this ___ day of _____, 2018

FILE No: 3090-20-DVP03/18

FOLIO No: 5240-16219

REGISTERED LANDOWNER

Village of Harrison Hot Springs

PO Box 28

Harrison Hot Springs, V0M 1K0

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Description: Lot 7 Block 12 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan Plan 9786 (PID: 011-438-398)

Civic Address: 485 Hot Springs Road, Harrison Hot Springs, BC
3. Authorization is hereby given for the use of the subject property for operation of a residential dwelling in accordance with the conditions listed in Section 4, below.
4. The use must be carried out subject to the following conditions:
 - **That the minimum interior and front yard setback requirements under Zoning Bylaw 1020, 2012, for P-1 (Community and Institutional -P1) be reduced from 6.0 metres down to 1.0 metres.**
5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit shall form a part thereof.

6. **This Development Variance Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit.** No certificate of final completion shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village

RESOLUTION PASSED BY COUNCIL THIS _____ day of _____, 2018

I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the Village of Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with me, other than those contained in this Permit.

Madeline McDonald, Chief Administrative Officer

THIS PERMIT IS ISSUED this _____ day of _____, 2018.

The Corporate Seal of the VILLAGE OF)

HARRISON HOT SPRINGS was hereunto)

affixed in the presence of:)

)

_____))

Mayor)

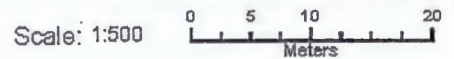
)

_____))

Corporate Officer)



Map produced by the FVRD GIS Dept. March 2018
 For information purposes only,
 all dimensions should be confirmed on site.
 dimensions and locations are subject to change.



Proposed site location of electronic sign

12(b)

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council **DATE:** March 21, 2018

FROM: Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z01/18
 Planning Consultant (no civic address assigned)

SUBJECT: To start the Rezoning process

ISSUE:

Seeking approval to start the rezoning review process.

BACKGROUND:

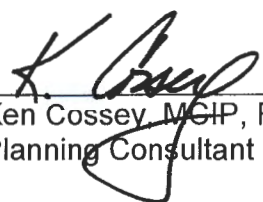
This site is currently vacant and is approximately .209 Ha (0.516 Ac) in size. The site can be serviced easily as adjacent sewer and water lines and BC Hydro lines are quite close to this lot. The requested rezoning amendment is to change the current zoning from R-2 (Low Density Residential - Duplex) to R-3 (Low Density Residential – Small Lot) is to facilitate a future 4-lot subdivision.

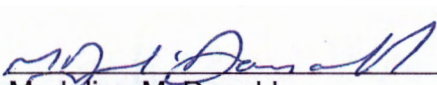
RECOMMENDATION:

- 1/. That staff be authorized to work on application 3360-20-Z01/18 for land legally described as: Lot 34, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 27133, with no civic address assigned.

Respectfully submitted:

**REVIEWED BY and Concurrence
with the RECOMMENDATIONS**


 Ken Cossey, MCIP, RPP,
 Planning Consultant


 Madeline McDonald
 Chief Administrative Officer

Attachments (1) Location Map

No Civic



Legend

Fire Hydrants

- Standard
- Siamese
- Standpipe
- Storage Tank
- Storz
- Other
- Unknown

Right-of-ways Text

- Right-of-ways
- Dykes

Regional Districts

- Other Regional Districts
- Fraser Valley Regional District

Jurisdictions

- Fraser Valley Regional District
- + Railways

Roads

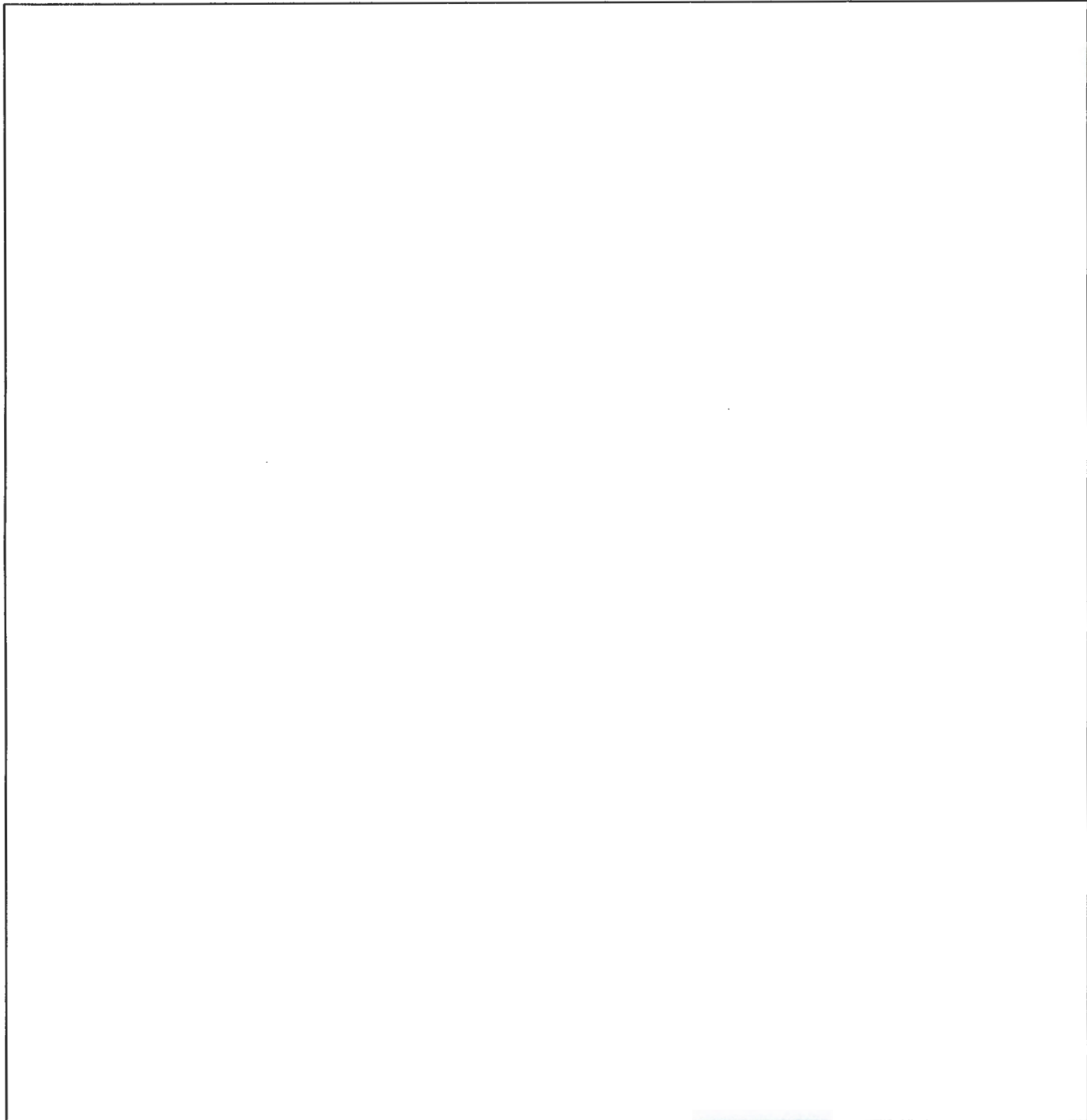
- Paved Roads
- Unpaved Roads
- Streams
- Waterbodies










Disclaimer: This map was compiled by the Fraser Valley Regional District, 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.

Lot 34, Sectiop 13
Township 4 Range 29
West of the Sixth Meridian
New Westminster District
Plan 27133

Scale 1:1286
26 March 2018, 09:49



-  Wetlands
-  Indian Reserves
-  Parks and Protected Areas
-  Conservation Lands
-  Property
-  Property Fill
-  Regional Districts Fill

126)

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council **DATE:** March 26, 2018

FROM: Ken Cossey, MCIP, RPP **FILE:** 3090-20-DVP01/18
Planning Consultant (628 McCombs Drive)

SUBJECT: To start the Development Variance Permit process

ISSUE:

Seeking approval to start the Development Variance Permit review process.

BACKGROUND:

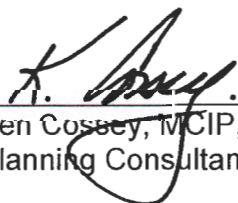
The applicant, is seeking a rear yard setback variance which will in turn allow the applicant to continue with their 35-phased strata lot subdivision application. The parent lot is approximately 1.37 Ha (3.88 Ac) and was part of an earlier large subdivision development and rezoning application. The requested rear yard reduction is from the required 7.5 M down to 2.88 M.

RECOMMENDATION:

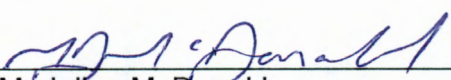
- 1/. That staff be authorized to work on application 3090-20-DVP01/18 for land legally described as: Lot D, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP 68500, with a civic address of 628 McCombs Drive.

Respectfully submitted:

**REVIEWED BY and Concurrence
with the RECOMMENDATIONS**



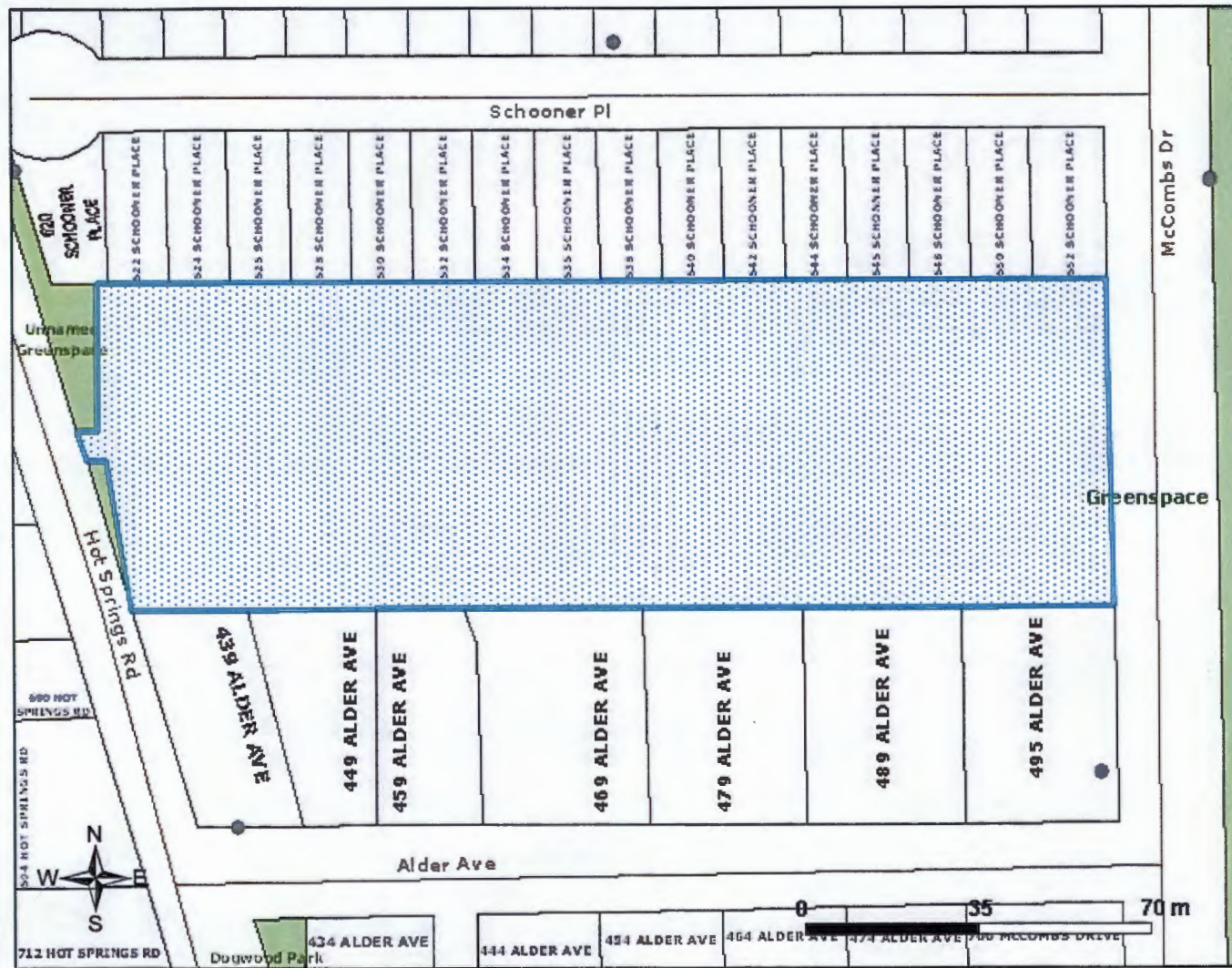
 Ken Cossey, MCIP, RPP,
 Planning Consultant



 Madeline McDonald
 Chief Administrative Officer

Attachments (2) Location Map
 Site plan

628 McCombs (Lot D)

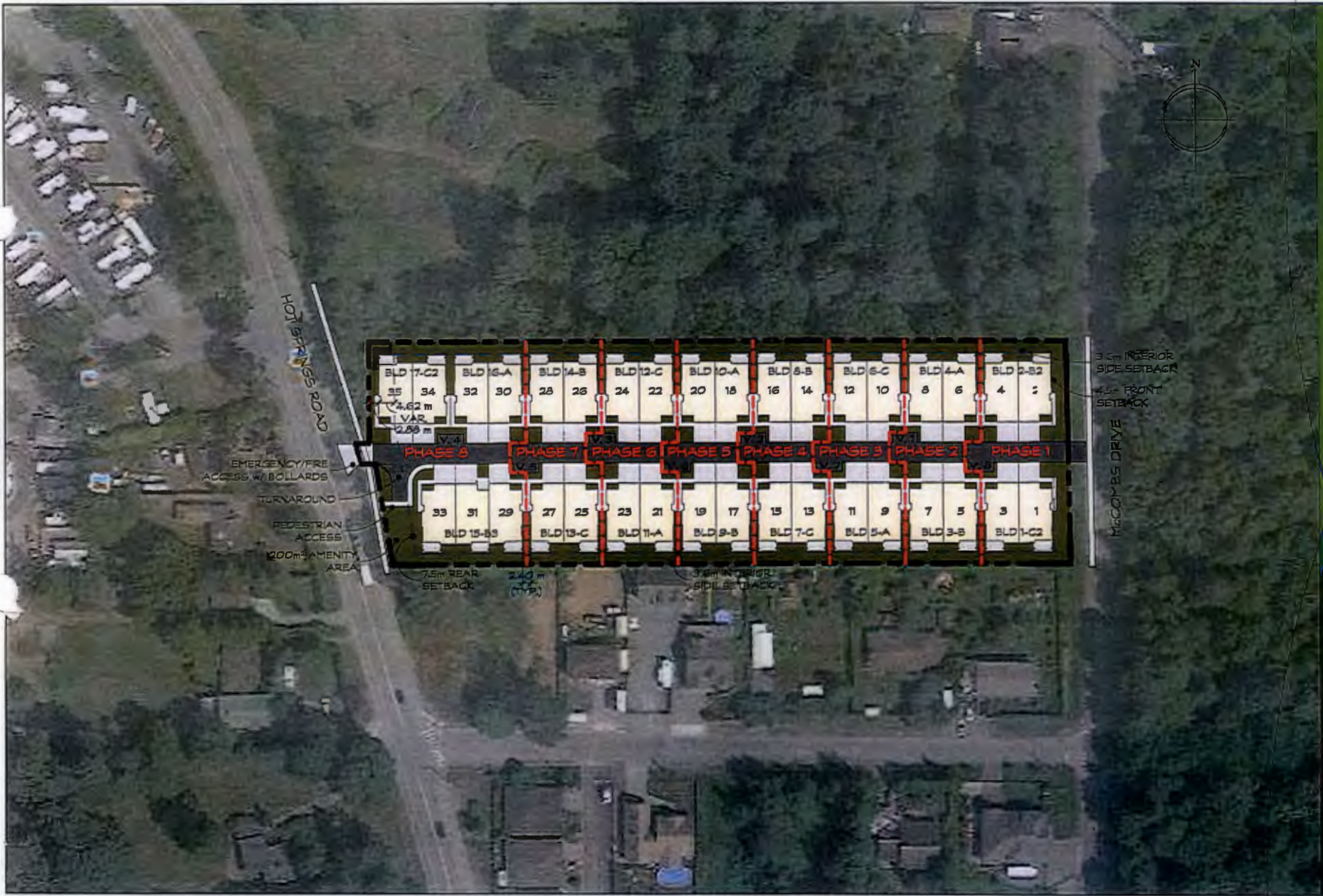


Legend

- Fire Hydrants**
 - Standard
 - Siamese
 - Standpipe
 - Storage Tank
 - Storz
 - Other
 - Unknown
- Right-of-ways Text**
- Right-of-ways**
- Dykes**
- Regional Districts**
 - ▣ Other Regional Districts
 - ▣ Fraser Valley Regional District
- Jurisdictions**
 - ▣ Fraser Valley Regional District
 - + Railways
- Roads**
 - Paved Roads
 - Unpaved Roads
 - Streams
 - ▣ Waterbodies

Disclaimer: This map was compiled by the Fraser Valley Regional District, 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.

Scale 1:1347
26 March 2018, 09:31



Spinnaker Wynd

628 McCombs Drive (Lot D), Harrison Hot Springs, B.C.
 1 : 1000
 March 1, 2018

3,45953 Airport Rd
 Chilliwack
 British Columbia
 V2P 1A3
 P: 804.792.0225
 F: 804.792.0558

PRECISION
 building design associates

COUNCIL	POLICY NO. 1.28
MUNICIPAL WATER CONSERVATION PLAN	DATE ADOPTED:

1. PURPOSE

The Village is committed to being an environmentally sustainable community and is committed to water conservation measures to conserve water local water resources and to minimize energy consumption by reducing water use, water loss and waste through prudent management practices that include the efficient use of the water source to the benefit of residents, business and the environment.

2. POLICY

In keeping with Council's commitment to sustainability and addressing climate change to reduce the Village's carbon footprint goals, the water conservation plan outlines helpful information to raise resident awareness of water conservation and encourage responsible behavior through public education.

3. PUBLIC EDUCATION AND AWARENESS

The Village promotes the following best practices for residents:

- Choosing local, drought-resistant plants, adapting your watering routine and utilizing water conservation tools are just some of the ways you can reduce your water consumption during peak periods and still enjoy a beautiful, sustainable garden.
- Get a spring-loaded nozzle for watering – an easy way to control your water usage. A nozzle or watering can are both better solutions than using water from a conventional sprinkling system.
- Newly seeded or turfed lawns require a minimum twice daily sprinkling during early morning hours
- Break up the surface of soil before watering – hardened soil won't let the water through
- Use a rain barrel – rain barrels connected to your roof downspouts and harvest water that would otherwise end up in storm sewers. Combine rain barrels with a drip irrigation system and you can reduce your water requirements, spend less time watering, and keep plants healthy at the same time.
- Invest in water-conserving showerheads, aerators on bathroom taps and install toilets that are certified as water-conserving. Combined, these changes can save more than 100 litres a day.
- Turn off the water when shaving, brushing teeth, and washing dishes. This can save 10 to 40 litres/day.

- Only run your dishwasher and washing machine when you have full loads.
- Use a broom instead of a hose to clean the driveway and sidewalk. A hose uses 23 litres/minute.
- Wash your car using soap and water from a bucket.

4. WATER USE RESTRICTIONS

During peak periods during the summer months from June 1 – September 30 of each year residents and businesses are to practice water conservation and minimize or discontinue water use for non-essential purposes. The use of water for non-essential purposes shall be restricted between the hours of 5:00 a.m. to 8:00 p.m or 7:00 p.m. to 10:00 p.m. for:

- Even numbered houses on Tuesdays and Saturdays
- Odd numbered houses on Wednesdays and Sundays

Non-essential purposes are described as:

- Sprinkling lawns;
- Watering gardens and flower beds
- washing of motor vehicles, boats

Washing of outdoor hard surface areas such as driveways, patios, decks, power washing is discouraged during peak water usage times.

5. WATER METERING

The Village requires the installation of water meters for all new residential construction and for new connections to the municipal water system. All commercial and multi-family developments which are connected to the municipal system are metered. Currently, commercial water meters are being read for the purpose of assessing charges for any water consumption above a base threshold. Residential single family homes will be metered in the same manner once universal metering is in place throughout all residential developments.

6. UNIVERSALITY OF THE PUBLIC WATER SYSTEM

Currently, approximately 50% of residential dwellings within the Village of Harrison Hot Springs are not connected to the public system and rely upon shallow wells for their potable water supply. Some commercial properties and recreational properties are also reliant on private wells. The Village developed a Water Master Plan in 2015 which provides an incremental plan for the upgrade and expansion of the public water system in the Village of Harrison Hot Springs to include all properties. The Village water treatment plant is expandable to accommodate the increased consumption as developments are added. The Village is committed to connecting all residential and commercial properties to the public water system except those commercial or recreational properties which maintain a private water system under the authority of Fraser Health.



**VILLAGE OF
HARRISON HOT SPRINGS
POLICY**

COUNCIL	POLICY NO. 1.15
WATER CONSERVATION PLAN	DATE ADOPTED: April 28, 2011

1. PURPOSE

The Village is committed to becoming a complete sustainable community with attention to climate change to ensure the Village's carbon footprint meets or exceeds provincial guidelines.

One aspect of the sustainability program is a focus on water conservation and this policy will be incorporated into the overall sustainable plan. The purpose of the policy is to minimize water usage by developing a new way of doing business in terms of water management and conservation.

The Village's water conservation plan will concentrate on reduction in water use, water loss and waste and develop water management practices that include the efficient use of the water source to the benefit of residents, business and the environment.

To realize success in the water conservation program it is paramount to encourage the residents, the business community as well as the visitors to Harrison Hot Springs to reduce their demand on the Village's water sources.

Until recently water supply has been a key issue in the Village and a detriment to the proper management of growth and development. However, with the recently constructed reservoir the Village is in a position to entertain development projects but in doing so must also be cognizant of the demands on the water system and ensure proper conservation matters are addressed through the building process.

In essence this policy, through the adoption of the Water Conservation Plan, will incorporate "Water Efficiency" programs and develop the best practice management plan to prevent waste and overuse. The fundamental object is to do more with less without impacting the public comfort of these requirements or jeopardizing the water systems performance.

2. WATER CONSERVATION PLAN

2.1 INTRODUCTION

Objective:

The objectives of the water conservation plan are;

- i. To reduce water consumption from the prevailing levels. Currently the consumption in the Village of Harrison Hot Springs was 207, 861 cubic meters in 2009 and 267,821 cubic meters in 2010.
- ii. To reduce the loss and waste of water.
- iii. To improve the efficiency and the use of water.
- iv. To measure the level of recycling and reuse in the water supply.
- v. Through effective growth management and new technologies reduce the rate of growth and demand on the water system.

2.2 GENERAL

In keeping with council's commitment to sustainability and addressing climate change to reduce the Villages carbon footprint goals of the water conservation plan will include;

- i. Using the consumption figure of 2010 (267,821 cubic meters) as the base line to reduce water consumption over the next 5 years by 10%.
- ii. Develop a program over the next 10 years to ensure the level of unaccounted water in the system is below 10% from a current high of an estimated 35%.
- iii. Implement and maintain a program of universal metering over the next 10 years in the residential community.
- iv. Implement a program for meter testing, replacement and repair.
- v. Increase efficient water usage through water conservation program.
- vi. Raise resident awareness of water conservation and encourage responsible behavior through a public education and information program and;
- vii. Develop a strategy to conserve water during peak demands during prolonged hot weather.

2.3 METERING

Currently all commercial and institutional users connected to the Village water system are metered and pay on metered use. Until recently, residential users were not metered but rather paid a flat fee on their taxes for the use of Village water. In the past two years the Village has begun a program of ensuring that all new residential development is metered. Although these residents will be metered, their consumption is still billed on a flat rate basis on their annual taxes. This approach does create inefficiencies within the system and also allows for misuse/abuse of water supply.

Currently 95% of residential properties are not metered which leads to higher demand with an increased risk of potential waste and/or misuse.

Goals:

1. That the Village continue with its practice to ensure that all commercial, institutional and residential development is metered.
2. That a ten year program be developed to ensure that all existing residential properties are metered within ten years.
3. That, in the development of a business case to meter existing residents, a consideration is given to P3 opportunities.
4. That the Village continues to practice the billing of commercial and institutional users on "metered consumption" and that plans be developed to also incorporate residential meter reading as a basis for billing.
5. That the Village develop a financial analysis of the cost of water supply in relation to consumption with a price point being established to encourage conservation.
6. That the Village institute quarterly billing for all utility accounts.

2.4 CONTROL OF ALL UNACCOUNTED WATER SUPPLY

An ongoing challenge facing the Village is that the vast majority of residents are not metered and therefore there is a potential loss of water through leakage and waste. Unaccounted water can also happen through inaccuracy in meters; developments connected to the water system but not yet billed, losses to the grates in the water main and water distribution system, loss due to firefighting and losses due to illegal connections and theft. Currently the Village has no method of monitoring or controlling unaccounted water.

Unaccounted water, in addition to unexplained excessive use of water supply, also has financial implications to the Village in terms of both lost revenue and increased operating costs through pumping etc.

While it is difficult to measure unaccounted water due to a lack of universal metering it is an issue that the Village must come to terms with, effective programs can be developed with the aim of reducing the unaccounted water.

Goals

1. Operations crews, when in the field, will test for, observe for and report evidence of leaks in the water distribution system. They will also observe private residence and report any suspected leaks on private property to the Village office and follow up with the owner.
2. The Village will develop a leak detection and repair program by the summer of 2013.
3. The operations crew will watch for and report signs of water loss and illegal connections to the office so they can be addressed quickly.
4. In 2012 the Village will develop a policy, program and procedures for the testing of meters; both residential and commercial usage.

2.5 COMMUNITY PROGRAMS

Although there is a growing awareness of water conservation an effective water conservation program will provide information to the general public on how they can participate in the program to assist in achieving “a greener and sustainable community”.

The initial approach will be to encourage public participation in the conservation program which will be measured to determine success. Eventually, the volunteer program will evolve into a mandatory program through a series of amendments to Village bylaws. It is also imperative to develop a water conservation strategy at the elementary school level to create an awareness of the need and importance of a water conservation program and encourage the youth to engage their parents in an open discussion about water conservation.

Water conservation success is a community endeavor and must be embraced and supported by the residents to ensure that the desired outcomes are achieved.

Goals:

1. Develop pamphlets on water conservation to be included in mail outs commencing with the 2012 tax year providing “hints” on water conservation.
2. Develop information pamphlets outlining water conservation technology, their benefits and potential payback to the user, such as two and low flow toilets and shower heads.

3. Encourage developers to pursue green building technologies incorporating water conservation technologies within their buildings.
4. Develop incentive programs to encourage residents to purchase low flow or two flow toilet replacement and low flow shower heads, pressure reducing valves within the next two to five years.
5. Prepare amendments to regulatory bylaws by 2013 to incorporate mandatory requirements for water conservation technology and green buildings.

3. WATER CONSERVATION MANAGEMENT

It is important to look beyond the normally accepted practices to curb water consumption in developing the water conservation plan. Consideration will be given to developing a program to reuse and recycle waste water, the use of grey water from roof drains and the implementation of a landscape water management program. The cost of water supply can also be reduced, thus increasing the efficiency of the system by upgrading the wastewater treatment plant and associated pumps. The Village is currently committed to an upgrading program of its wastewater treatment plant involving several phases each producing an added benefit through the reduction of operating costs in pumping, treatment, disinfecting and general maintenance and repair.

Goal:

1. During the reconstruction of the wastewater treatment plant every effort is made to capture a reduction in costs for treating (chlorination and filtration) with polymel water, cost of pumping sewage (lift station), cost of treating sewage, cost of disinfecting and discharging the affluent, cost of wear and tear on water piping network and sanitary collection network, and overall cost savings and maintenance. It is expected that when the upgrades are completed the plant will be 60% more efficient.
2. Commence a program to retrofit existing facilities and equipment to environmentally friendly materials and technologies to minimize the impact on the carbon footprint.
3. That the Village adopt a water management program that details the how's, when's, where's for watering Village parks and landscape and hanging baskets and flower barrels in 2012.

4. In 2011 implement and enforce a residential water action plan as follows:
 - a. Stage 1 – effective June 1 – September 30 of each year residents and businesses are to practice water conservation and minimize or discontinue water use for non-essential purposes. For residents watering will only be allowed for even numbered houses on Tuesdays and Saturdays between the hours of 5am – 8am or 7 pm – 10pm and for odd numbered houses on Wednesdays and Sundays for the same hours as noted above.
 - b. Stage 2
 - i. Residents must limit watering of landscape barriers with hose and sprinklers to one day per week Tuesdays for even house numbers and Wednesdays for odd house numbers with the hours of watering to be restricted to the times noted in Stage 1.
 - ii. The washing of motor vehicles will be restricted to the designated watering days as noted in stage 1, when such washing when allowed shall be done with a hand held bucket or a hand held hose equipped with a positive shut off nozzle for quick rinses. This will not apply to licensed commercial car wash or service station facilities.
 - iii. Use fire hydrants for firefighting or related activities only or for construction purposes under special permit from the Village.
 - iv. Not to wash down hard surface areas such as driveways, patios, decks etc. or use water for dust control or wash down buildings.
 - c. Stage 3 – Residents and businesses in addition to the above noted restrictions must comply with any other regulations that council may impose to enhance the water conservation program from time to time.
5. Develop a program within the next two years to provide water and energy audits to residential properties and small businesses.
6. Develop a program to ensure water conservation designed principles and technologies are included in all new capital works projects and maintenance practices undertaken by the Village by 2013.
7. Develop a program in 2012 to progressively retrofit Village owned buildings with water efficient fixtures and fittings.