



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Tuesday, May 22, 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) Minutes of the Regular Council Meeting of May 7, 2018		Item 4(a) Page 1
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws	(a) Solid Fuel Burning Appliance Regulation Bylaw No. 1124, 2018	Item 6.i(a) Page 6
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 Financial Officer – May 2, 2018 Item 12(a)
Page 11
Re: 2017 Annual Report
- Public Submissions and Questions.
- Recommendation
- THAT the Annual Report be approved.
-
- (b) Report of the Deputy Chief Administrative Officer/Corporate Officer – May 8, 2018 Item 12(b)
Page 73
Re: Expiration of Development Permit and Discharge of Covenants
over lands legally described as Lot B, Section 13, Township 4, Range 29, West of the 6th Meridian,
Plan BCP27775, with a civic address of 120 Esplanade Avenue, Harrison Hot Springs, BC
- Recommendation
- THAT staff be authorized to prepare documents for Release of Covenants CA981090 and CA1550048 and that the security deposits currently being held by the Village be returned to the applicant upon registration of the Covenants at Land Titles.
-
- (c) Report of the Infrastructure Manager – May 9, 2018 Item 12(c)
Page 119
Re: Fire Hall Seismic Review
- Recommendation
- THAT the contract to undertake a fire hall seismic assessment be awarded to Ausenco Engineering Canada, Inc. at a total cost of \$14,280, of which the Village will pay \$5,000 from Federal Gas Tax reserves, and the remainder to be funded by a Provincial Infrastructure Planning Grant.
-
- (d) Report of the Infrastructure Manager – May 14, 2018 Item 12(d)
Page 121
Re: Purchase of new tractor
- Recommendation
- THAT Council approve the purchase of a Kubota B2301HSD to include a front end loader, mid mount mower deck, and factory installed cab at a cost of up to \$36,000 to be funded from reserves.
-
- (e) Report of the Infrastructure Manager – May 15, 2018 Item 12(e)
Page 123
Re: Road and Bridge Assessment and Active Transportation Plan
- Recommendation
- THAT Council approve the development of the Road and Bridge Assessment and Active Transportation Plan at a cost of up to \$50,000.00.
-
- (f) Report of the Planning Consultant – May 15, 2018 Item 12(f)
Page 129
Re: To start the Development Permit process
- Recommendation
- THAT staff be authorized to work on application 3060-20-DP06/18 for land legally described as: Lot 18 Except: Part on Plan 66847; Block 3 Fractional, Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786.

(g) Report of the Planning Consultant – May 15, 2018
Re: To start the Development Permit process

Item 12(g)
Page 133

Recommendation

THAT staff be authorized to work on application 3060-20-DP05/18 for land legally described as:
Lot B; Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan
BCP 27775.

13. BYLAWS

(a) Report of the Planning Consultant – May 14, 2018
Re: Rezoning of Lot #34 located on Echo Avenue

Item 13(a)
Page 137

Recommendation

THAT Council give 1st and 2nd reading to the attached bylaw;

THAT Council authorize staff to refer the bylaw to the APC; and

THAT Council authorize staff to set up a public hearing.

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

15. ADJOURNMENT

4(a)

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

DATE: May 7, 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
Planning Consultant, Ken Cossey

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-2018-05-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT the minutes of the Regular Council Meeting held on April 16, 2018 be adopted as amended.

Errors and Omissions

Page 3, under section 11, bullet 4 sentence should read "...Don Harrison, Senior Inspector of Mines..."

5. BUSINESS ARISING FROM THE MINUTES

None

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
May 7, 2018

6. **CONSENT AGENDA**

- i. Bylaws (a) 2018 Tax Rate Bylaw No. 1120, 2018
- ii. Agreements
- iii. Committee/
Commission
Minutes (a) Age-Friendly Committee Meeting Minutes of February 1, 2018
- iv. Correspondence

Moved by Councillor Hansen
Seconded by Councillor Piper

THAT the 2018 Tax Rate Bylaw No. 1120, 2018 be adopted and the Minutes of the Age-Friendly Committee Meeting dated February 1, 2018 be received.

Councillor Piper advised Councillor Hansen of an opportunity for the Age-Friendly Committee to partner with ICBC to provide a Senior Driver's Lesson Session. Councillor Hansen will bring forward the information at the next Age-Friendly meeting.

**CARRIED
UNANIMOUSLY**
RC-2018-05-02

7. **DELEGATIONS**

- (a) Friends of Agassiz and Harrison, Michie Vidal
Re: 3628 Hot Springs Road, Agassiz Mine Permit

Michie Vidal presented a PowerPoint presentation, in which outlined the potential safety concerns, health risks, nuisances, loss of animal habitat, and the potential risk to the region's economics regarding the mine application near the Village of Harrison Hot Springs.

Michie Vidal requested that council reach out to stakeholders within the Fraser Valley Regional District to support their campaign.

8. **CORRESPONDENCE**

- (a) Letter dated April 26, 2018 from the City of Pitt Meadows
Re: Request for support for 2018 LMLGA Resolution: Disqualification from Holding Elected Office
- (b) Letter dated April 25, 2018 from the District of Kent
Re: Cannabis Production Facilities on Agricultural Land Reserve lands

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
May 7, 2018

Moved by Councillor Piper
Seconded by Councillor Buckley

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**
RC-2018-05-03

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

Councillor Piper

- Attended the Canada Day Planning Committee meeting held on April 17, 2018.
- Attended the Friends of Agassiz and Harrison community meeting.
- Attended the Mini Medical School Information Session held on April 24, 2018.
- Attended the Community to Community Forum meeting held on May 3, 2018.

Councillor Reyerse

- Attended the 2nd annual Harrison Uncorked Wine Festival.
- Attended the Friends of Agassiz and Harrison community meeting.
- Attended the Community to Community Forum meeting.

Councillor Buckley

- Attended the Tourism Harrison Board meeting.
- Attended the Community to Community Forum meeting.
- Attended the Friends of Agassiz and Harrison community meeting.

Councillor Hansen

- Attended the Smart Investing Speaker Series held on May 2, 2018.
- Reported that the Age-Friendly Committee will be holding a second Tech Savvy Session on May 17, 2018.

11. **REPORTS FROM MAYOR LEO FACIO**

- Reported that Cops for Cancer and the Canadian Cancer Society will be holding a fundraiser dinner and silent auction on June 2, 2018.
- Attended the Smart Investing Speaker Series held on May 2, 2018.
- Reported that new benches have been installed at the Archimedes Park.
- Attended the Friends of Agassiz and Harrison community meeting regarding the proposed mine at 3628 Hot Springs Road, Agassiz held on April 17, 2018.

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
May 7, 2018

- Reported on Harrison Hot Springs crime rate statistics.
- Attended the Lower Mainland District Mayor's Forum meeting held on April 26, 2018.
- Reported that new and less lethal enforcement measures for police department are being tested.
- Reported that Hope YMCA in partnership with Recreation, Culture and Airpark Services and the Hope and Area Transition Society will offer a Mind Fit program.

12. **REPORTS FROM STAFF**

- (a) Report of the Financial Officer – May 1, 2018
Re: 2017 Statement of Financial Information

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT Council approves the 2017 Statement of Financial Information.

**CARRIED
UNANIMOUSLY**
RC-2018-05-04

13. **BYLAWS**

- (a) Report of the Deputy Chief Administrative Officer/Corporate Officer – May 2, 2018
Re: Solid Fuel Burning Appliances Regulation

Moved by Councillor Hansen
Seconded by Councillor Reyerse

THAT Solid Fuel Burning Appliance Regulation Bylaw No. 1124, 2018 be given first, second and third reading.

**CARRIED
UNANIMOUSLY**
RC-2018-05-05

- (b) Report of the Planning Consultant – May 1, 2018
Re: Zoning Bylaw No. 1115, 2017

Moved by Councillor Buckley
Seconded by Councillor Reyerse

THAT Zoning Bylaw No. 1115, 2017 be reconsidered, amended and read a third time; and

THAT Council adopt Zoning Bylaw No. 1115, 2017.

**CARRIED
UNANIMOUSLY**
RC-2018-05-06

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 Hansen

THAT the meeting be adjourned 7:44 p.m.

**CARRIED
UNANIMOUSLY**
RC-2018-05-07

Leo Facio
Mayor

Debra Key
Corporate Officer

DRAFT





VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1124

A bylaw to establish regulations for Solid Fuel Burning Appliance Regulation

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to establish a bylaw to regulate, prohibit and impose requirements in relation to the protection and enhancement of the well-being of its community in relation to the matters referred to in the *Community Charter*;

AND WHEREAS the *Community Charter* provides that the authority of a Council may be exercised in relation to the emission of smoke, dust, gas, sparks, ash, soot, cinders, fumes or other effluvia that is liable to foul or contaminate the atmosphere;

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

1. CITATION

This bylaw may be cited for all purposes as the Village of Harrison Hot Springs "Solid Fuel Burning Appliance Regulation Bylaw No. 1124, 2018".

2. DEFINITIONS

In this bylaw:

"Boiler" means an appliance in which fluid is heated and from which the heated fluid or steam is circulated through pipes for purposes that include heating spaces other than the space in which the boiler is located;

"Bylaw Enforcement Officer" means the person appointed from time to time by Council for the purpose of administering the provisions of the bylaw;

"Canadian Standard" means "CSA B415.1-10 Performance testing of solid-fuel-burning heating appliances", published by the Canadian Standards Association, as amended from time to time;

"Liquid fuel or gaseous fuel" means butane, propane or other CSA or ULC rated approved liquid or gaseous fuel;

"Outdoor Solid-Fuel Combustion Appliance" also known as wood-fired hydronic heaters, means an outdoor wood burning appliance or a solid fuel burning appliance, which is used for the space heating of buildings, the heating of water or other such purpose and which is located in a separate building or on the exterior of the building which it serves.

"Pellet stove" means a stove that burns pelletized fuel to heat the space in which it is located;

"Pelletized fuel" means processed fuel consisting of uniform, discrete pellets of compressed, dried biomass material;

"Site-built masonry fireplace" means an appliance that is

- (a) a wood burning fireplace of primarily masonry construction, and
- (b) built or assembled at the site on which it is located;

"Smoke" means the gases, particulate matter and all other products of combustion emitted into the atmosphere when a substance or material is burning including, without limitation, smoke, dust, gas, sparks, ash, soot, cinders, fumes or other effluvia;

"Solid fuel" means

- (a) untreated, seasoned wood or wood products, including, without limitation, cordwood, woodchips, sawdust and wood left over from cutting lumber to length,
- (b) manufactured firelogs,
- (c) pelletized fuel, and
- (d) corn kernels and seed hulls;

"Solid Fuel Appliance" means a device designed for burning solid fuel to produce heat for heating spaces or cooking or for aesthetic enjoyment, but does not include:

- (a) barbeques,
- (b) chimineas that use liquid or gaseous fuel,
- (c) outdoor fireplaces that use liquid or gaseous fuel, and
- (d) outdoor ovens;

"ULC" means Underwriters Laboratories of Canada; is an independent product safety testing, certification and inspection organization; and

"Village" means the Village of Harrison Hot Springs.

3. PROHIBITION

No person shall install, or allow to be installed, either indoors or outdoors, a solid fuel burning appliance, boiler, masonry fireplace or pellet stove which is used for the space heating of a building, the heating of water or other such similar purposes.

4. EXISTING SOLID FUEL APPLIANCES

- 4.1 Existing solid-fuel burning devices must meet the emissions standards of CAN/CSA-B415.1 standard "Performance Testing of Solid-Fuel-Burning Heating Appliances" published by CSA as amended from time to time;
- 4.2 For all new construction, the building shall contain an alternate form of space heating, including, but not limited to, natural gas, propane, electric, oil, solar, kerosene or other permitted methods of heating.

5. EXEMPTIONS

- 5.1.1 The normal use of liquid fuel or gaseous fueled or electric grills and barbeques for the purpose of cooking food;
- 5.1.2 The normal use of hibachis and charcoal barbeques on private property for the purpose of cooking food;
- 5.1.3 The normal use of a CSA rated or ULC rated approved electric or wood pellet smoker on private property to process, flavor, brown, cook or preserve food.

6. Every person who violates any of the provisions of this bylaw or suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this bylaw, or who neglects to do or who refrains from doing anything required by the bylaw shall be deemed to be guilty of an infraction thereof and liable to the penalties imposed under the Bylaw Notice Enforcement Bylaw.

7. Each contravention of this bylaw constitutes as a separate offence.

8. SEVERABILITY

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

READINGS AND ADOPTION

READ A FIRST TIME THIS 7th DAY OF MAY, 2018

READ A SECOND TIME THIS 7th DAY OF MAY, 2018

READ A THIRD TIME THIS 7th DAY OF MAY, 2018

ADOPTED THIS DAY OF , 2018

Mayor

Corporate Officer

2011/12

Dear Sir,

I am pleased to inform you that your application for the position of [Job Title] has been successful. We have decided to offer you the position on the basis of your qualifications and experience.

The position is a full-time role and will involve [Job Description]. The salary for this position is [Salary] per annum. We are pleased to offer you a competitive salary package.

The position is available from [Start Date]. We would like to invite you to join our team and contribute to our success.

Please contact [Contact Name] at [Contact Information] to discuss the offer further.

Yours faithfully,
[Signature]

[Company Name]
[Address]
[City]

[Phone Number]
[Email Address]

[Website]

12(a)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council
FROM: Tracey Jones
Financial Officer
SUBJECT: 2017 Annual Report

DATE: May 2, 2018
FILE: 1880

ISSUE:

The 2017 Annual Report is presented for approval 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 May 7th, 2018. 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 the Annual Report be approved.

Respectfully submitted;

Tracey Jones
Financial Officer

REVIEWED BY: (if applicable)

Madeline McDonald
Chief Administrative Officer

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5301 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
WWW.CHEM.UCHICAGO.EDU

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100



Photo Credit: Tourism Harrison

VILLAGE OF HARRISON HOT SPRINGS BRITISH COLUMBIA
CANADA
2017 ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2017



HARRISON HOT SPRINGS

Naturally Refreshed



HARRISON HOT SPRINGS

Naturally Refreshed

MUNICIPALITY

Village of Harrison Hot Springs

ANNUAL REPORT

For the year ended December 31, 2017

PREPARED BY

Financial Services & Community Services

LOCATION

Harrison Hot Springs
British Columbia, Canada

CONTACT

604-796-2171
info@harrisonhotsprings.ca
www.harrisonhotsprings.ca



VILLAGE OF HARRISON HOT SPRINGS BRITISH COLUMBIA CANADA 2017 ANNUAL REPORT

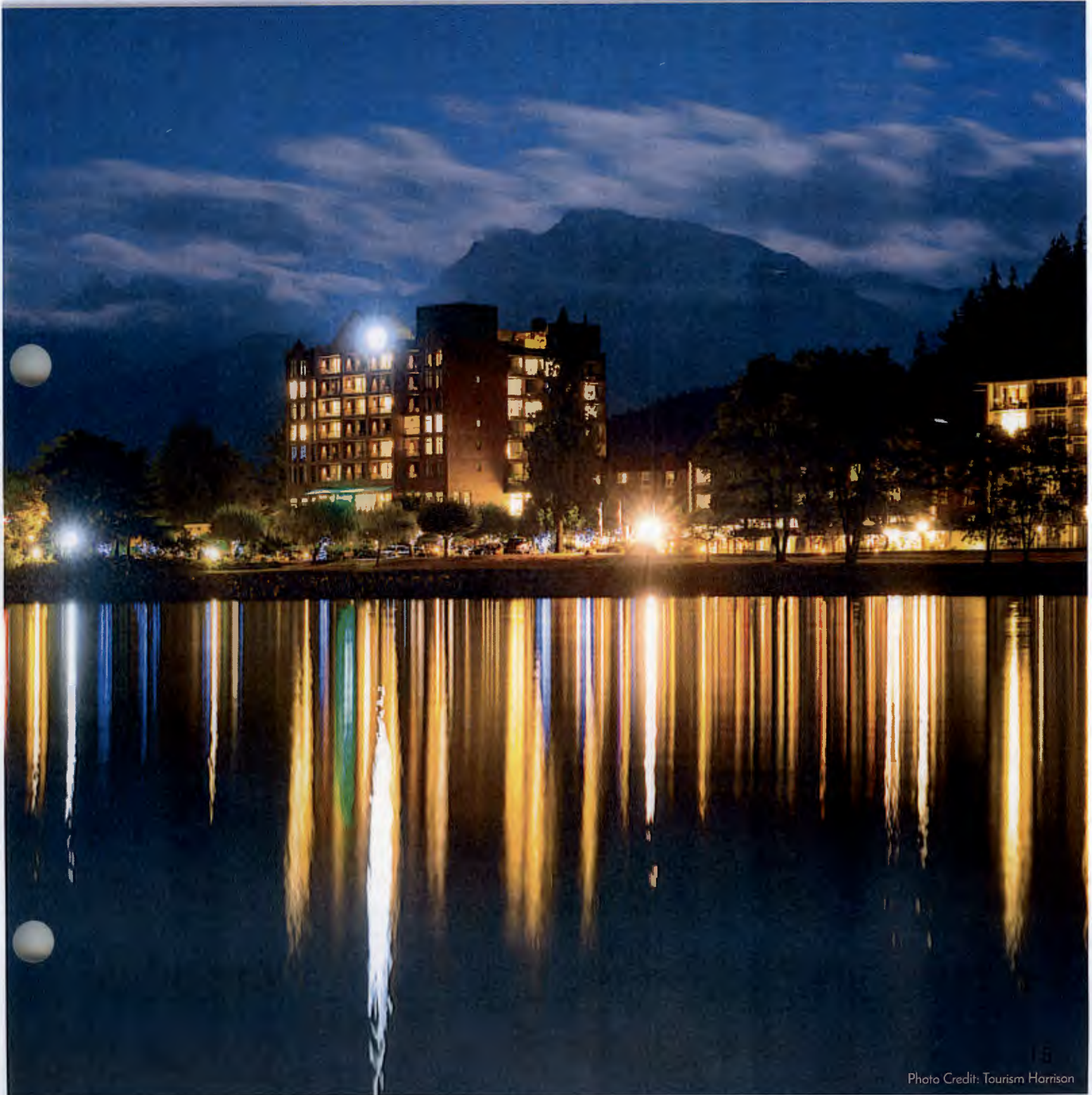


Table of Contents

01 INTRODUCTORY SECTION

MAYOR'S MESSAGE	01
VILLAGE COUNCIL	02
ORGANIZATIONAL CHART	05
VILLAGE DEPARTMENTS.....	07
GOALS & OBJECTIVES.....	11

02 FINANCIAL SECTION

MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING.....	21
FIVE YEAR FINANCIAL PLAN	22
AUDITOR'S REPORT	23
STATEMENT OF FINANCIAL POSITION	24
STATEMENT OF OPERATIONS.....	25
STATEMENT OF CHANGE IN NET FINANCIAL ASSESTS	26
STATEMENT OF CASH FLOWS.....	27
NOTES TO THE FINANCIAL STATEMENTS	28
SCHEDULE 1: STATEMENT OF TANGIBLE CAPITAL ASSESTS	43
SCHEDULE 2: TABLE OF SEGMENTED INFORMATION.....	44

03 STATISTICAL SECTION

STATEMENT OF FINANCIAL POSITION	47
REVENUES BY SOURCE	48
EXPENSES BY FUNCTION	49
EXPENSES BY OBJECT	50
ASSESSED VALUES.....	51
MUNICIPAL PROPERTY TAXES	51
DEBT.....	51
DEMOGRAPHICS & TOURISM.....	52
BUILDING PERMITS ISSUED.....	53
VALUE OF BUILDING PERMITS ISSUED	53





Photo Credit: Tourism Harrison

MAYOR'S MESSAGE



On behalf of the Village of Harrison Hot Springs, I am pleased to present the 2017 Annual Report which highlights our accomplishments and presents our audited financial statements.

As a Resort Municipality, our mandate is unique in serving our 1,468 permanent residents while welcoming around 600,000 visitors a year to the community. We take pride in providing residents and tourists alike opportunities to take in our natural beauty, rich history and relaxed lifestyle.

We are thrilled to see tourism numbers continue to increase each year with more visitors staying overnight and taking in our world-class festivals and events including Canada Day 150 celebrations in 2017.

2017 was a year of development and growth with two major subdivisions being built and a threefold of building permits being issued compared to last year.

Our Council is also committed to infrastructure improvements. Providing a safe, reliable and affordable water supply to residents is a priority of the Village. In the fall of 2017, we were very pleased to announce that the Village received a 2.76 million dollar *Clean Water & Wastewater Fund* grant from the federal and provincial governments to provide infrastructure improvements to the municipal water distribution system.

We continue to foster relationships with our neighbours and have participated in many joint meetings and events. In December 2017, the Village enjoyed hosting Magic of Christmas, a holiday event organized in partnership with Seabird Island, the District of Kent, Agassiz-Harrison Community Services and the Agassiz Library. The Village also continues to actively take part in the Community to Community Forum meetings that brings together Mayors, Chiefs and Councils from the surrounding communities to discuss common goals and issues.

We are proud of all that we accomplished in 2017 and look forward to another exceptional year.

“We are proud of all that we accomplished in 2017 and look forward to another exceptional year.”

A handwritten signature in black ink, appearing to read 'L. Facio'.

MAYOR LEO FACIO

VILLAGE COUNCIL



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

About Village Council

Harrison Hot Springs Village Council consists of the mayor and four councillors, all of whom are elected village-wide and serve four-year terms. Council's role is to establish policies to guide the growth, development and operation of the Village, set budgets and levy taxes to provide services.

Council meets regularly and the public is welcome to attend any open meeting. Citizens can provide input on items or issues being considered by Council.

Mayor and Council give administrative responsibility to the Chief Administrative Officer who oversees Village operations and ensures that staff work to meet community, corporate and Council priorities.

VILLAGE COUNCIL



Mayor Leo Facio

COUNCIL APPOINTMENTS

Municipal Director,
Fraser Valley Regional District Board

Liaison,
Kent Harrison Joint Emergency Program Committee



Councillor Samatha Piper

COUNCIL APPOINTMENTS

Municipal Director,
Fraser Valley Aboriginal Relations Committee

Liaison,
Fraser Health

Liaison,
Kent Harrison Joint Emergency Program Committee

Liaison,
Citizen's Advisory Committee



Councillor John Buckley

COUNCIL APPOINTMENTS

Alternate Municipal Director,
Fraser Valley Regional District Board

Liaison,
Tourism Harrison

Liaison,
Kent Harrison Joint Emergency Program Committee



Councillor John Hansen

COUNCIL APPOINTMENTS

Alternate Municipal Director,
Fraser Valley Regional Library Board

Alternate Municipal Director,
Fraser Valley Aboriginal Relations Committee

Chair,
Age-Friendly Committee

Liaison,
Agassiz-Harrison Healthy Communities



Councillor Sonja Reyerse

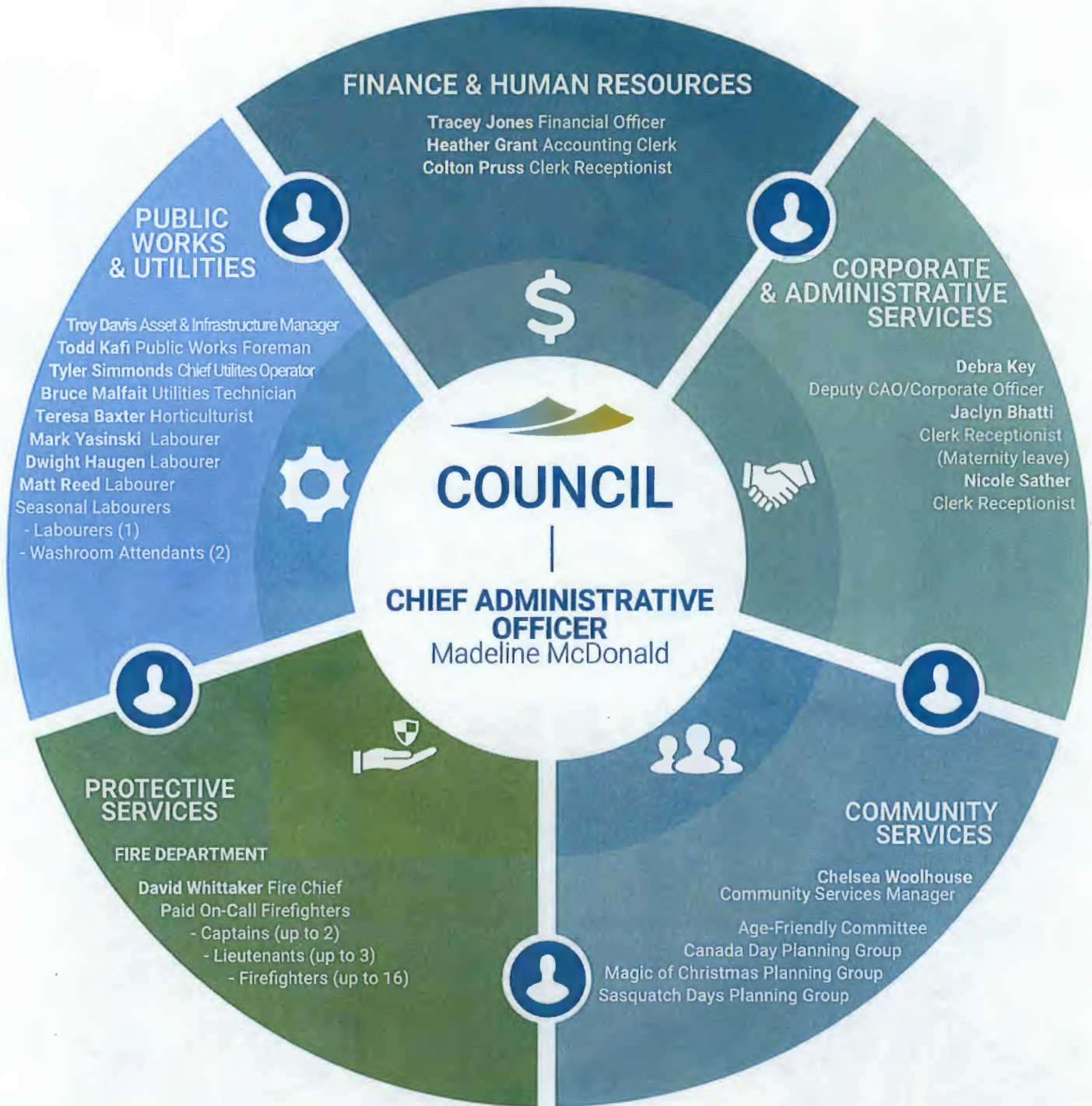
COUNCIL APPOINTMENTS

Municipal Director,
Fraser Valley Regional Library Board

Liaison,
Agassiz-Harrison Chamber of Commerce



ORGANIZATIONAL CHART





DEPARTMENTS



Corporate & Administrative Services

Corporate & Administrative Services

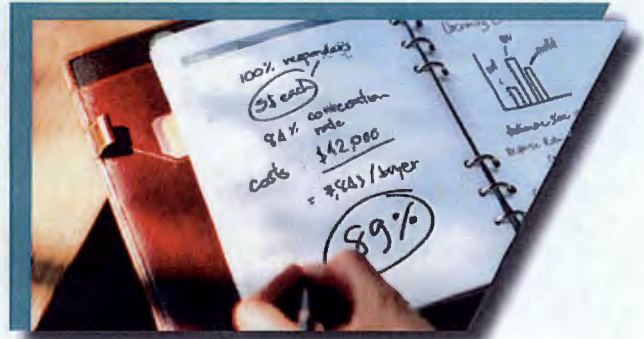
Corporate Services provides the corporate and administrative communication link between the residents of Harrison Hot Springs and their Village Council. Corporate Services prepare and preserve records of the official business of the corporation, including bylaws, minutes of Council and Committee meetings, and Council policies. The department is also responsible for the coordination of municipal elections, and referendums.

Bylaw Enforcement Services

Bylaw Enforcement Services supports a safe and healthy environment for the residents of Harrison Hot Springs by ensuring compliance with Village bylaws, from parking to noise complaints. An educational approach is used to resolve infractions whenever possible with a focus on quality customer service.

Animal Control

Dog control and licencing services are provided to the Village by the Fraser Valley Regional District.



Financial Services & Human Resources

Financial Services

Financial Services provides financial reporting and control services, manages Village assets, and offers guidance for maintaining the overall financial stability of the municipality. Specific functions include preparing and monitoring operating and capital budgets, levying and collecting property taxes and utilities, administering payroll, processing accounts payable and accounts receivable and maintaining a high level of client service for municipal payments and inquiries.

Human Resources

Human Resources supports all stages of the employee experience, from job applications to retirement planning. Human Resources is responsible for providing strategic advice and leadership to managers within the Village to create a culture of employee empowerment and recognition.



Community Services

Community Services

The role of Community Services is to help build strong and healthy relationships with the people and organizations that make up the community. They help coordinate the Resort Municipality Initiative (RMI), organizes community events and promotes effective communications and engagement throughout the Village. Among many things, Community Services helps administer curbside waste collection, pay parking, BC Transit and provides support on emerging projects.



Planning & Development Services

Planning & Development Services

Planning and Development Services is responsible for developing a wide range of land use plans and strategies and for processing applications for land use and development. This contracted service provides advice to senior staff and works with Council on the development, implementation and administration of the Official Community Plan and Zoning Bylaws.

Building development and building inspection services are provided by the Fraser Valley Regional District.



DEPARTMENTS



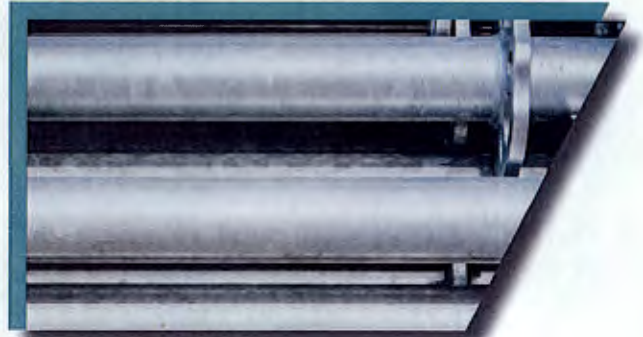
Protective Services

Fire Protection

The Harrison Hot Springs Fire Department provides fire prevention and awareness information to the Village. The Fire Department is comprised of dedicated paid-on-call fire fighters who are committed to public safety through the delivery of a wide variety of services including fire suppression, first responder medical service, and fire extinguisher training. The Village of Harrison Hot Springs and the District of Kent have a Mutual Aid Agreement in place to lend assistance across jurisdictional boundaries in the case of an emergency.

Emergency Preparedness

The Kent Harrison Joint Emergency Program Committee oversees the development of the Hazard Emergency Response and Recovery Plan. This plan guides the operations, organization, responsibilities and coordination necessary to provide for effective response and recovery from major emergencies or disasters in the jurisdictional area of the Village of Harrison Hot Springs and the District of Kent.



Public Works & Utility Services

Public Works

Public Works is responsible for the repair, maintenance and beautification of Village-owned assets including municipal facilities, beachfront and parks. Public works is also responsible for road maintenance including snow clearing, solid waste collection in public spaces, street maintenance, and flood protection among many other things.

Utility Services

Utility Services operates and maintains the Village's potable water supply, treatment and distribution system, the sanitary sewer system including a level three secondary waste water treatment facility and the storm water collection system. This critical infrastructure meets or exceeds legislated health and safety requirements and provides high-quality potable water.

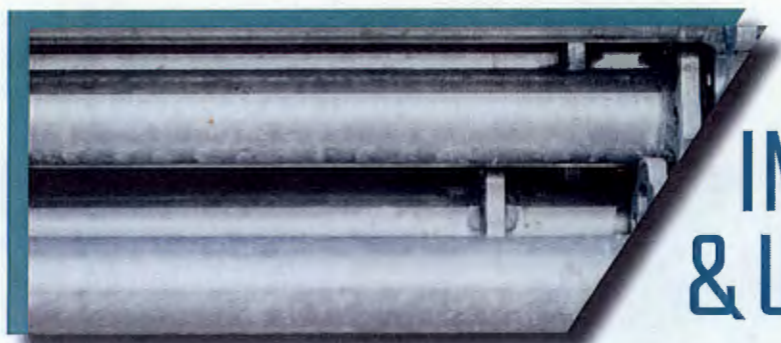


GOALS & OBJECTIVES



Photo © iStockphoto.com/Harvey





INFRASTRUCTURE & UTILITIES

2017 ACHIEVEMENTS

2018 GOALS

Completed a Liquid Waste Management Plan for storm and waste water

- Improve drainage infrastructure on an incremental basis
- Rebuild Lift Station Number 3 on McCombs Drive to increase capacity
- Install Lift Station Number 7 on Hot Springs Road to increase capacity, replacing 'siphon' infrastructure
- Undertake an I & I study (infiltration and inflow) to identify ways to reduce influent flows and energy consumption at the Waste Water Treatment Plant

Completed an Infrastructure Planning Review of the Waste Water Treatment Plant

- Make improvements to the treatment process at the Waste Water Treatment Plant
- Increase capacity at the Waste Water Treatment Plant

Installed accessible washrooms at Rendall Park

- Build out new park with historical and environmental interpretive signage at the Flood Pump Facility

Secured a Clean Water and Wastewater Fund Grant for Water System Upgrades

- Add up to 100 residential properties to the municipal water system
- Replace the supply and return lines to the water reservoir
- Upgrade water mains on Hot Springs Road to improve fire protection
- Expand Water Treatment Plant capacity

Awarded new garbage collection contract to include organics

- Review garbage collection fees to ensure that service is fully user-pay



RECREATION, CULTURE & TOURISM

2017 ACHIEVEMENTS

2018 GOALS

Continued participation in Joint Council Meetings with District of Kent	- Continue to foster and improve partnerships with neighbouring jurisdictions and other agencies
Continued participation in Community to Community Forum	- Continued partnerships with the Community to Community Forum members
Opened renovated Beach Washrooms with a rooftop outdoor fitness area	- Make lagoon improvements including milfoil suppression
Developed a Signage Master Plan	- Improve community signage
Hosted Magic of Christmas event for Harrison, Agassiz and Seabird Island families	- Continue to enhance annual winter light display
Hosted a 100th Anniversary event commemorating the Battle of Vimy Ridge	- Install interpretive signage relating to the history of the region
Hosted Canada Day commemorating 150 years of Confederation	- Continue to host Canada Day featuring high-quality entertainment and activities
Co-hosted Sasquatch Days with the Sts'ailes First Nation	- Continue to co-host Sasquatch Days and build on the relationship with the Sts'ailes First Nation
Completed digital sign design work	- Install digital sign
Assessed additional user pay options to support Agassiz-Harrison Search & Rescue (KHSAR)	- Implement user surcharge at the Harrison Hot Springs Public Boat Launch to support KHSAR
Lobbied provincial government to continue support for the Resort Municipality Initiative (RMI)	- Identify new goals for future RMI projects



ENVIRONMENT & SUSTAINABILITY

2017 ACHIEVEMENTS

2018 GOALS

Introduced an expanded organics collection program to include food waste

- Assess viability of a plastic bag ban
- Continue to promote waste diversion

Developed new Dark Sky Friendly standard for street lighting to reduce light pollution

- Implement LED street lighting upgrade throughout the Village

Reviewed options for sidewalk weed control

- Implement technology to combat nuisance weeds using steam in and around public parks and spaces

Completed the Beach Erosion Project at the West end of the beach area

- Undertake beach and lagoon safety assessment





TRANSPORTATION

2017 ACHIEVEMENTS

2018 GOALS

Upgraded snow clearing equipment including addition of a new truck with plowing capability

- Upgrade tractor
- Add a snowblower to winter equipment

Applied for funding to develop an Active Transportation Plan

- Undertake Active Transportation Plan
- Install additional covered bus shelters within the community

New sidewalks on Hot Springs Road and McCombs Drive

- Undertake Roads & Bridges Master Plan

Began bridge assessments

Worked with District of Kent to lobby for a multi-use trail to link Agassiz & Harrison Hot Springs

- Link Agassiz and Harrison Hot Springs with a safe multi-use trail for pedestrians and cyclists





FAIRNESS & FISCAL RESPONSIBILITY

2017 ACHIEVEMENTS

2018 GOALS

<p>Improve tax fairness between residential, recreational & commercial tax classes</p>	<ul style="list-style-type: none"> - Continue to pursue tax fairness in all classes
<p>Began asset inventory & condition assessment</p>	<ul style="list-style-type: none"> - Develop an Asset Management Strategy, Policy & Plan
<p>Completed core review of water and sewer use fees for equity between different class of consumer</p>	<ul style="list-style-type: none"> - Undertake review of sewer utility billing system & metered rates
<p>Rationalised & simplified capital & operating reserve categories</p>	<ul style="list-style-type: none"> - Develop a comprehensive fiscal reserve policy





Photo Credit: Harrison Festival Society



FINANCIAL SECTION



Photo Credit: Tourism Harrison



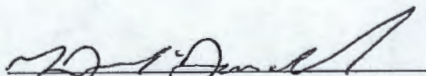
Management's Responsibility for Financial Reporting

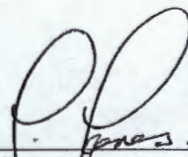
The financial statements of the Village of Harrison Hot Springs (the Village) are the responsibility of management and have been prepared in accordance with Canadian public sector accounting standards, consistently applied and appropriate in the circumstances. The preparation of the financial statements 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 authorised 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 fulfills its responsibilities for financial reporting and internal control.

The financial statements have been examined by the Village's independent external auditor, BDO Canada LLP in accordance with Canadian generally accepted auditing standards. The external auditor's responsibility is to express their opinion on whether the financial statements, in all material respects, fairly present the Village's financial position, results of operations, changes in net financial assets 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.


Madeline McDonald
Chief Administrative Officer
April 16, 2018


Tracey Jones
Financial Officer
April 16, 2018

Five Year Financial Plan 2018-2022

	2018	2019	2020	2021	2022
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUES:					
PROPERTY TAXES - RESIDENTIAL	1,337,495	1,356,000	1,390,015	1,427,267	1,455,812
PROPERTY TAXES - BUSINESS	623,144	632,000	648,400	665,712	679,027
PROPERTY TAXES - RECREATION/NON-PROFIT	103,553	105,000	107,600	110,657	112,870
COLLECTIONS FOR OTHER GOVERNMENTS & AGENC	1,743,815	1,773,215	1,803,615	1,803,615	1,839,687
PENALTIES & INTEREST - TAXES	17,837	8,000	4,000	-	-
UTILITY CO. 1% REVENUE TAXES	36,122	36,370	36,370	36,370	37,097
PAYMENTS IN LIEU OF TAXES	4,650	4,350	4,350	4,350	4,437
TOTAL TAXES COLLECTED	3,866,616	3,914,935	3,994,350	4,047,971	4,128,930
REMITTANCES TO OTHER GOVERNMENTS & AGENCI	(1,743,815)	(1,773,215)	(1,803,615)	(1,803,615)	(1,839,687)
NET TAXES FOR MUNICIPAL PURPOSES	2,122,801	2,141,720	2,190,735	2,244,356	2,289,243
REVENUE FROM OWN SOURCES	1,896,230	1,787,055	1,799,125	1,803,906	1,839,984
GRANTS AND DONATIONS	3,440,731	432,400	432,400	1,437,400	441,048
DCC REVENUES	1,345,000	90,000	-	-	-
TOTAL REVENUE	\$8,804,762	\$4,451,175	\$4,422,260	\$5,485,662	\$4,570,275
EXPENSES:					
LEGISLATIVE	129,950	129,950	129,950	129,950	132,549
GENERAL GOVERNMENT	1,041,670	1,039,051	1,049,892	1,063,040	1,084,301
PROTECTIVE SERVICES	270,692	255,964	258,808	258,955	264,134
DEVELOPMENT PLANNING	325,200	87,200	87,200	87,200	88,944
TOURISM AND COMMUNITY IMPROVEMENT	243,022	172,582	174,896	176,912	180,450
ENGINEERING, TRANSPORTATION, STORM WATER	903,409	823,503	828,513	833,721	850,395
SOLID WASTE	187,146	188,121	189,116	198,130	202,093
PARKS, RECREATION & CULTURAL SERVICES	483,535	463,029	467,821	472,508	481,961
WASTEWATER UTILITY	737,230	731,555	717,625	722,406	736,854
WATER UTILITY	380,514	382,982	386,733	391,540	399,371
DEBT-INTEREST	28,800	27,300	20,700	15,700	26,214
TOTAL EXPENDITURES	4,731,168	4,301,237	4,311,254	4,350,062	4,447,266
SURPLUS (DEFICIT)	\$4,073,594	\$149,938	\$111,006	\$1,135,600	\$123,009
CAPITAL, DEBT, RESERVES, TRANSFERS & BORROWING					
CAPITAL EXPENDITURES	(5,938,900)	(1,425,000)	(564,000)	(1,614,000)	(116,280)
REPAYMENT ON DEBT	(181,400)	(221,900)	(163,100)	(53,100)	(79,662)
PROCEEDS OF DEBT	-	-	-	495,000	-
CONTRIBUTIONS TO RESERVES	(642,376)	(698,038)	(513,906)	(937,500)	(920,547)
TRANSFERS FROM RESERVES	694,590	1,315,000	160,000	114,000	116,280
APPROPRIATION FROM SURPLUS	1,134,492	20,000	110,000	-	-
EQUITY IN TANGIBLE CAPITAL ASSETS	860,000	860,000	860,000	860,000	877,200
	\$(4,073,594)	\$(149,938)	\$(111,006)	\$(1,135,600)	\$(123,009)
SURPLUS (DEFICIT) PLUS CAPITAL, DEBT, RESERVE TRANSFERS AND BORROWING	\$ -	\$ -	\$ -	\$ -	\$ -



Tel: 604 688 5421
Fax: 604 688 5132
vancouver@bdo.ca
www.bdo.ca

BDO Canada LLP
600 Cathedral Place
925 West Georgia Street
Vancouver BC V6C 3L2 Canada

Independent Auditor's Report

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

We have audited the accompanying financial statements of the Village of Harrison Hot Springs, which comprise the Statement of Financial Position as at December 31, 2017, and the Statements of Operations, Changes in Net Financial Assets and Cash Flows 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 control 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 the audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control 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 financial statements.

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

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Village of Harrison Hot Springs as at December 31, 2017, and the results of its operations, changes in net financial assets and cash flows for the year then ended, in accordance with Canadian public sector accounting standards.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia
April 16, 2018

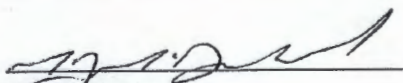
BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

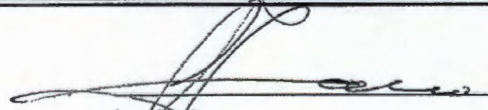
Village of Harrison Hot Springs

Statement of Financial Position

As at December 31, 2017

	2017	2016
Financial assets		
Cash (Note 2)	9,216,348	7,208,557
Accounts Receivable (Note 3)	882,299	896,906
MFA Deposits (Note 4)	6,410	6,287
	10,105,057	8,111,750
Liabilities		
Accounts Payable and Accrued Liabilities (Note 5)	271,924	420,142
Employee Future Benefits (Note 6)	108,727	93,800
Developer's Deposits and Other Trust Liabilities (Note 7)	409,950	377,665
Deferred Revenue (Note 8)	1,099,323	263,093
Development Cost Charges (Note 9)	1,851,562	1,575,819
Liabilities under Agreement (Note 10)	189,524	106,046
Long-term debt (Note 11)	536,721	568,905
Interim financing debt (Note 12)	330,000	440,000
	4,797,731	3,845,470
Net financial assets	5,307,326	4,266,280
Non-financial assets		
Tangible Capital Assets (Note 13, Schedule 1)	34,137,913	33,517,112
Prepaid expenses	68,970	65,840
	34,206,883	33,582,952
Accumulated surplus	39,514,209	37,849,232
Represented by:		
Operating fund (Note 15)	3,545,757	3,147,858
Appropriated Surplus (Note 15)	1,298,522	1,040,150
Statutory Reserves (Note 15)	1,588,261	1,259,060
Equity in tangible capital assets (Note 14)	33,081,669	32,402,164
	39,514,209	37,849,232


 Madeline McDonald,
 Chief Administrative Officer


 Leo Fabio
 Mayor

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

Village of Harrison Hot Springs

Statement of Operations

for the year ended December 31, 2017

	Budget (Note 20)	2017	2016
Revenue			
Property Taxes (Note 16)	2,017,285	2,016,765	1,972,080
Sale of Services (Note 17)	1,166,910	1,253,427	1,171,999
Utility Service Fees (Note 18)	397,000	410,951	401,154
Government Transfers (Note 19)	3,103,100	678,512	1,937,998
Investment Income	47,000	85,617	54,759
Penalties and interest	39,000	89,390	57,222
Development Cost Charges (Note 9)	700,000	-	7,065
Contributed Assets	-	993,500	-
Other revenue	50,100	315,837	117,856
	7,520,395	5,843,999	5,720,134
Expenses (Note 21)			
Legislative Services	129,750	113,859	108,704
General Government	989,376	977,516	888,867
Protective Services	267,572	213,754	182,432
Public Works	379,754	328,650	410,781
Transportation Services	549,559	488,422	455,551
Public Health	4,868	4,354	5,657
Planning and Development	286,200	109,754	156,114
Tourism, Community and Economic Development	126,576	186,272	95,242
Sustainability	3,000	-	7,711
Solid Waste Management and Recycling	214,250	210,784	141,299
Beaches, Parks, Recreation and Culture	505,430	447,065	448,369
Water Services	378,014	343,941	308,845
Sewer Services	845,770	754,653	700,942
	4,680,119	4,179,024	3,910,514
Annual surplus	2,840,276	1,664,975	1,809,619
Accumulated surplus, beginning of year (Note 15)	37,849,232	37,849,232	36,039,613
	40,689,508	39,514,209	37,849,232

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

Village of Harrison Hot Springs

Statement of Change in Net Financial Assets

For the Year Ended December 31, 2017

	Budget (Note 20)	2017	2016
Annual Surplus	2,840,276	1,664,975	1,809,619
Acquisition of tangible capital assets	(5,538,700)	(1,524,463)	(3,135,321)
Amortization of tangible capital assets Note1., Schedule 1	794,000	899,421	852,502
Proceeds from the sale of tangible capital assets	-	8,000	-
(Gain) loss from sale of tangible capital assets	-	(3,759)	-
	(1,904,424)	1,044,176	(473,200)
Acquisition of prepaid expenses	-	(68,970)	(65,840)
Use of prepaid expenses	-	65,840	35,302
	-	(3,130)	(30,538)
Increase (decrease) in net financial assets	(1,904,424)	1,041,046	(503,738)
Net financial assets, beginning of year	4,266,280	4,266,280	4,770,018
Net financial assets, end of year	2,361,856	5,307,326	4,266,280

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

Village of Harrison Hot Springs

Statement of Cash Flows

For the Year Ended December 31, 2017

	2017	2016
Cash provided by (used in):		
Operating Transactions		
Annual surplus	1,664,975	1,809,620
Non Cash items:		
Amortization	899,421	852,502
Changes to cash items:		
Accounts receivable	14,607	(76,202)
MFA Deposits	(123)	(184)
Accounts payable and accrued liabilities	(115,933)	25,976
Prepaid expenses	(3,130)	(30,538)
Employee Future Benefits	14,927	15,800
Deferred revenue	836,230	(237,174)
Development Cost Charges	275,743	363,518
Net change in cash from operating transactions	3,586,717	2,723,318
Capital Transactions:		
Write down of tangible capital assets at net book value	4,241	-
Acquisition of tangible capital assets	(1,524,463)	(3,135,321)
Net change in cash from capital transactions	(1,520,222)	(3,135,321)
Financing Transactions		
Debt repayment	(168,704)	(174,262)
Proceeds from MFA equipment borrowing	110,000	-
Net change in cash from financing transactions	(58,704)	(174,262)
Net change in cash	2,007,791	(586,265)
Cash at beginning of year	7,208,557	7,794,822
Cash, end of year	9,216,348	7,208,557

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

1. Significant Accounting Policies

The Financial Statements of the Village of Harrison Hot Springs (the "Village") 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 reporting

The 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.

- 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 tangible capital assets 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

The Village recognizes the transfer of government funding as revenue when the transfer is authorized and any eligibility criteria are met, except to the extent that the transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when the transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Taxation revenues are recognized at the time of issuing the property tax notices for the fiscal year. Through the British Columbia Assessments' appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded. Sale of services and 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.

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

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

1. Significant Accounting Policies

c. Financial Instruments

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

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 when the asset is put into service.

Asset	Useful Life - Years
Land improvements	10-25
Parks infrastructure	10-50
Buildings	40-50
Machinery, furniture and equipment	5-10
IT infrastructure	4-10
Vehicles	5-20
Roads infrastructure	15-75
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.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

1. Significant Accounting Policies

d. Non-financial Assets

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.

e. Use of estimates

The preparation of 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. Areas requiring the greatest degree of estimation include employee future benefits and useful lives of tangible capital assets.

f. Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when a site is not in productive use and all the following criteria are met:

- (i) an environmental standard exists;
- (ii) contamination exceeds the environmental standard;
- (iii) the Village is directly responsible or accepts responsibility;
- (iv) it is expected that future economic benefits will be given up; and
- (v) a reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

The Village has determined that as of December 31, 2017, no contamination in excess of an environmental standard exists to land not in productive use for which the Village is responsible.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

2. Cash

	2017	2016
Restricted cash		
Statutory Reserves	\$ 1,588,261	\$ 1,259,060
Non-Statutory Reserves	1,298,522	1,040,150
Development Cost Charges/Deposits in Trust	3,360,835	2,216,577
	6,247,618	4,515,787
Unrestricted cash	2,968,730	2,692,770
Total cash	\$ 9,216,348	\$ 7,208,557

3. Account Receivable

	2017	2016
Accounts Receivable - Property Taxes	\$ 446,175	\$ 416,984
Accounts Receivable - Other Governments	54,453	150,869
Accounts Receivable - Trade and Other	381,671	329,053
	\$ 882,299	\$ 896,906

4. Municipal Finance Authority Deposits

The Municipal Finance Authority of British Columbia (the MFA) provides capital funding for regional districts and their member municipalities. The MFA is required to establish a Debt Reserve Fund. The MFA 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 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 MFA to the regional districts.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

5. Accounts Payable and Accrued Liabilities

	2017	2016
Trade and Other	\$ 121,680	\$ 230,886
Holdbacks payable	2,655	55,884
Other government	72,511	62,737
Accrued Employee benefits	75,078	70,635
	\$ 271,924	\$ 420,142

6. Employee Future Benefits

Sick Pay

The Village provides paid sick leave to qualifying employees, this benefit accrues at two days of sick leave per month. At the end of each calendar year 2/3 of the unused portion of sick leave is vested up to a maximum of 360 days. The amount recorded for this benefit is based on an actuarial evaluation prepared by an independent firm and will be reviewed on a periodic basis. The date of the last actuarial evaluation was as of December 31, 2015.

Retirement Allowance

A regular employee who retires under the provisions of the Municipal Pension Plan is entitled to a retirement benefit as outlined in the Collective Agreement and Management Policy. In all instances, the rate of pay used in the calculation of the retirement benefit shall be the rate of pay applicable on the last day worked. The amount recorded for this benefit in 2017 is based on an actuarial evaluation prepared by an independent firm and will be reviewed on a periodic basis. The date of the last actuarial evaluation was as of December 31, 2015.

As of December 31, 2017, \$108,727 (2016 - \$93,800) of the accrued benefit liability has been charged to operations. The significant actuarial assumptions adopted in measuring the Village's accrued benefit liability for Sick Pay and Retirement Allowance are as follows:

	2017	2016
Discount rates	1.90%	1.90%
Expected future inflation	1.75	1.75%

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

6. Employee Future Benefits

Accrued Benefit Obligation as at December 31, 2017

	2017	2016
Beginning benefit obligation	\$ 93,800	\$ 78,000
Current service cost	19,052	20,500
Interest on accrued benefit obligation	2,000	1,800
Actuarial (gain) loss	-	-
Benefits paid during the year	(6,125)	(6,500)
Ending benefit obligation	108,727	93,800
Less Unamortized net actuarial (loss)	-	-
Accrued Benefit Liability	\$ 108,727	\$ 93,800

7. Developers Deposits and Other Trust Liabilities

	2017	2016
Property and event damage deposits	\$ 19,100	\$ 40,450
Developers Deposit	340,365	335,959
Community groups funds held in trust	50,485	1,256
	\$ 409,950	\$ 377,665

8. Deferred Revenue

	2017	2016
Prepaid taxes	\$ 120,103	\$ 125,096
Deferred Grant Revenue	972,305	133,702
Facility rentals and other	6,915	4,295
	\$ 1,099,323	\$ 263,093

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

9. Development Cost Charges

	Opening Balance	Receipts	Interest	Transfers Out	Closing Balance
Sewer DCC	\$ 1,022,125	\$ 90,481	\$ 14,190	\$ -	\$ 1,126,796
Water DCC	373,777	72,855	5,536	-	452,168
Drainage DCC	110,378	58,398	1,956	-	170,732
Parks DCC	69,539	31,144	1,183	-	101,866
	\$ 1,575,819	\$ 252,878	\$ 22,865	\$ -	\$ 1,851,562

10. Liabilities under Agreement

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. In 2017, the Village entered into an agreement with the Municipal Finance Authority to borrow funds to purchase capital equipment in the amount of \$110,000. The term of the agreement is for five years.

Changes in liabilities under agreement are as follows:

	2017	2016
Balance, January 1,	\$ 106,046	\$ 139,212
Add: Borrowing additions	110,000	-
Less: Principal repayments	(26,522)	(33,166)
Balance, December 31	\$ 189,524	\$ 106,046

The minimum payments over the next five years of the liabilities under agreement are as follows:

2018	\$ 44,482
2019	85,212
2020	23,079
2021	23,079
2022	23,079
Less: Amount representing interest	(9,407)
	\$ 189,524

Total interest expense during the year was \$3,861. Total interest over the term of the agreements is \$26,320.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

11. 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	\$ 568,905	\$ -	\$ 31,096	\$ 1,088	\$ 536,721

The following principal amounts are payable over the next five years:

	General	Water	Sewer
2018	\$ 31,095	\$ -	\$ -
2019	\$ 31,095	\$ -	\$ -
2020	\$ 31,095	\$ -	\$ -
2021	\$ 31,095	\$ -	\$ -
2022	\$ 31,095	\$ -	\$ -
Thereafter	\$ 381,246	\$ -	\$ -
Total	\$ 536,721	\$ -	\$ -

* 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.

12. Interim Financing Debt

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 2017 at daily interest rates that varied between 1.34% and 1.94%. During 2017 the Village paid \$6,576 in interest (2016 \$7,541).

	2017	2016
Beginning Balance Jan 1,	\$ 440,000	\$ 550,000
Principal repayments	(110,000)	(110,000)
Ending Balance, December 31	\$ 330,000	\$ 440,000

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

13. Tangible Capital Assets

	2017	2016
Land and improvements	\$ 10,444,913	\$ 9,984,913
Buildings	3,384,007	3,466,349
Machinery, equipment, furniture, IT and vehicles	728,766	666,202
Engineering Structures:		
Engineering structures - water	6,252,781	6,303,179
Engineering structures - sewer and drainage	6,819,201	6,754,558
Engineering structures - roads	4,900,117	4,895,669
Engineering structures - parks and other	1,126,193	1,207,488
Other tangible capital assets	191,507	199,541
Work in Progress	290,428	39,213
Total	\$ 34,137,913	\$ 33,517,112

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

Included in equipment, furniture and vehicles are vehicles and equipment purchased under capital lease totalling \$151,342 with accumulated amortization to the end of 2017 of \$52,970.

14. 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:

	2017	2016
Equity in TCA, beginning of year	\$ 32,402,164	\$ 29,945,082
Add:		
Capital Expenditures	1,524,463	3,135,322
Debt Repayments	168,704	174,262
Less:		
MFA equipment borrowing	(110,000)	-
Dispositions at NBV	(4,241)	-
Amortization	(899,421)	(852,502)
Equity in TCA, end of year	\$ 33,081,669	\$ 32,402,164

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

15. Accumulated Surplus

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

	2017	2016
Surplus:		
Invested in tangible capital assets	\$ 33,081,669	\$ 32,402,164
Operating Fund	3,545,757	3,147,858
Total surplus	36,627,426	35,550,022
Reserves set aside by Council:		
Appropriated Surplus:		
Community Recreation	-	1,803
Fire Department	26,000	-
Assessment appeal	128,943	127,275
Beach	37,259	36,777
Building	61,436	60,641
Contingencies	11,234	11,088
Dock replacement	21,274	11,064
Boat Launch	45,893	40,332
Flood box / drainage	15,243	15,045
General	28,821	28,449
Insurance	9,762	9,635
Memorial Hall restoration	5,452	5,381
Parking / traffic management	56,239	55,511
Office Equipment	37,959	32,586
Property	46,516	45,914
Road/Sidewalk	13,216	13,046
Sick leave/Retirement	49,965	49,317
Community Works Fund	219,397	117,063
Sewer	401,587	364,470
Water	82,326	14,753
Total Appropriated Surplus	1,298,522	1,040,150
Statutory Fund Reserves:		
Community amenities	151,247	149,289
Fire department capital	421,610	236,640
Land unexpended funds	12,921	12,754
Parkland acquisition	201,930	126,108
Public works capital	70,026	47,968
Sewage treatment replacement	628,167	585,266
Sewer unexpended funds	81,875	80,815
Port Divestiture income	20,485	20,220
Total Statutory Fund Reserves	1,588,261	1,259,060
	\$ 39,514,209	\$ 37,849,232

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

16. Property Taxes

The Village is reliant upon one taxpayer for approximately 23 % of the municipal property tax revenue. Taxation revenue, reported on the statement of operations, is made up of the following:

	Budget	2017	2016
Taxes collected			
Municipal property taxes	\$ 1,977,660	\$ 1,977,592	\$ 1,932,456
1 % Utility taxes	34,425	34,504	34,331
Payments in lieu of taxes	5,200	4,669	5,352
School taxes	1,303,900	1,262,698	1,240,214
Regional District	145,000	144,549	122,284
Regional hospital district	105,600	95,185	101,642
Police tax	122,900	129,436	120,856
Other agencies	29,900	27,628	27,850
	3,724,585	3,676,261	3,584,985
Less transfers to other governments			
School taxes paid	1,303,900	1,262,698	1,240,214
Regional district taxes paid	145,000	144,549	122,318
Regional hospital district taxes paid	105,600	95,185	101,667
Police taxes paid	122,900	129,436	120,856
Other agencies taxes paid	29,900	27,628	27,850
	1,707,300	1,659,496	1,612,905
	\$ 2,017,285	\$ 2,016,765	\$ 1,972,080

17. Sale of Services

	Budget	2017	2016
Sewer user fees	\$ 538,000	\$ 544,245	\$ 517,845
Water user fees	234,460	303,337	198,483
Curbside collection fees	116,000	116,493	93,101
Pay Parking Revenue	200,000	194,540	201,922
Licenses and permits	27,700	36,025	95,882
Facility rentals	44,500	46,348	46,007
Fines	2,750	8,926	15,141
Other	3,500	3,513	3,618
	\$ 1,166,910	\$ 1,253,427	\$ 1,171,999

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

18. Utility Service Fees

	Budget	2017	2016
Sewer service utility fee - residential	\$ 182,000	\$ 187,331	\$ 182,549
Sewer service utility fee - business	20,000	20,532	20,540
Water service utility fee - residential	174,000	181,792	176,605
Water service utility fee - business	21,000	21,296	21,460
Total	\$ 397,000	\$ 410,951	\$ 401,154

19. Government Transfers

The Government transfers reported on the Statement of Operations are:

	Budget	2017	2016
Provincial:			
Conditional			
Infrastructure - water	\$ 2,400,000	\$ 128,024	\$ -
Infrastructure - Miami River Dike Pump Station	-	-	437,256
Resort Municipality Initiative	169,000	101,778	613,000
WWTP Assessment	10,000	10,000	-
Other	10,700	2,935	9,972
Unconditional	314,000	316,487	326,087
Federal			
Conditional			
Infrastructure - Miami River Dike Pump Station	80,000	-	437,256
Gas tax	114,400	115,288	114,427
Other	5,000	4,000	-
Total	\$ 3,103,100	\$ 678,512	\$ 1,937,998

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

20. Budget Data

The data presented in these financial statements is based upon the 2017 operating and capital budgets adopted by Council on April 3, 2017. The table below reconciles the approved balanced budget to the budget figures reported in these financial statements.

2017 Adopted Operating and Capital Budget	Budget Amount
Revenues:	
Operating budget	\$ 5,474,119
Capital budget	6,097,576
Total revenue	11,571,695
Expenses:	
Operating budget	5,474,119
Capital Budget	6,097,576
Total expenses	11,571,695
Budgeted surplus (deficit)	\$ -
Add:	
Capital expenses	\$ 5,538,700
Transfers to reserves	375,376
Principal repayments	183,500
Less:	
Transfers from reserves	(562,200)
Appropriation from Surplus	(1,761,100)
Borrowing	(140,000)
Amortization	(794,000)
Annual budgeted surplus (see statement of operations)	\$ 2,840,276

21. 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	2017	2016
Salaries, wages and employee benefits	\$ 1,698,049	\$ 1,519,685	\$ 1,402,953
Operating Materials and supplies	854,010	640,129	565,753
Contracted services	542,050	393,917	413,209
Administrative services and supplies	470,890	398,286	375,690
Utilities	187,200	210,124	177,435
Rentals and contractual obligations	105,050	93,824	97,362
Debt financing	28,870	23,638	25,610
Amortization	794,000	899,421	852,502
Total expenditures by object	\$ 4,680,119	\$ 4,179,024	\$ 3,910,514

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

22. 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, 2015, the plan has about 193,000 active members and approximately 90,000 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 \$97,239 (2016 \$87,504) for employer contributions to the Plan in fiscal 2017.

The most recent actuarial valuation as at December 31, 2015 indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2018 with results available in 2019. 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. 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 the years 2017-2021 at which time the results will determine if any further action is required.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2017

23. Segmented Disclosures

The Table of Segmented Information - Schedule 2 has been prepared in accordance with PS2700 Segmented Disclosures. Segmented information has been identified based upon functional activities provided by the Village. For each reported segment, revenue and expenses represent amounts directly attributable to the functional activity and amounts allocated on a reasonable basis. The functional areas that have been separately disclosed in the segmented information, along with services they provide are as follows:

Legislative Services

Legislative services includes Council and legislative services

General Government

General government includes taxation, sale of services, government transfers, investment income and administrative services for the general fund

Protective Services

Protective Services includes the volunteer fire department, emergency measures and bylaw enforcement

Development and Planning

Development and Planning includes economic development, planning, land development, community development and tourism

Engineering, Transportation and Storm Water

Engineering, transportation and storm water services include engineering, fleet, public health, roads, sidewalk, storm sewers and transit

Solid Waste

Solid waste includes sustainability, curbside collection, recycling and organic waste

Parks, Recreation and Cultural Services

Parks, recreation and cultural services includes the maintenance of the beachfront, parks and cultural facilities within the Village

Wastewater Utility

Wastewater includes the wastewater collection system, lift stations and wastewater treatment plant

Water Utility

Water includes the water collection, treatment and distribution of potable water

Village of Harrison Hot Springs

Schedule 1 - Statement of Tangible Capital Assets

For the Year Ended December 31, 2017

	Engineered Structures								Other Tangible Capital Assets	2017	2016
	Land	Building	Equipment Furniture Vehicles	Water	Sewer Drainage	Roads	Other	Work In Progress			
COST											
Opening balance	\$9,984,913	\$4,547,770	\$2,110,809	\$7,702,915	\$9,029,627	\$9,399,626	\$1,945,824	\$ 39,214	\$371,783	\$ 45,132,481	\$ 41,997,160
Add: Additions	460,000	57,120	156,052	67,500	226,224	306,353	-	251,214	-	1,524,463	3,135,321
Less: Disposals	-	-	(28,254)	-	-	-	-	-	-	(28,254)	-
Closing Balance	10,444,913	4,604,890	2,238,607	7,770,415	9,255,851	9,705,979	1,945,824	290,428	371,783	46,628,690	45,132,481
ACCUMULATED AMORTIZATION											
Opening Balance	-	1,081,421	1,444,607	1,399,736	2,275,070	4,503,957	738,336	-	172,242	11,615,369	10,762,867
Add: Amortization	-	139,462	89,246	117,898	161,580	301,906	81,295	-	8,034	899,421	852,502
Less: Acc. Amortization on Disposals	-	-	(24,013)	-	-	-	-	-	-	(24,013)	-
Closing Balance	-	1,220,883	1,509,840	1,517,634	2,436,650	4,805,863	819,631	-	180,276	12,490,777	11,615,369
	10,444,913	\$3,384,007	\$ 728,767	\$6,252,781	\$6,819,201	\$4,900,116	\$1,126,193	\$290,428	\$191,507	\$ 34,137,913	\$ 33,517,112

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

Village of Harrison Hot Springs

Schedule 2 - Table of Segmented Information

For the Year Ended December 31, 2017

	Legislative	General Government	Protective Services	Development Planning	Engineering, Transportation & Storm Water	Solid Waste	Parks, Recreation & Cultural Services	Wastewater Utility	Water Utility	Budget	2017	2016
Revenue:												
Property Taxes	\$ -	\$ 2,016,765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,017,285	\$ 2,016,765	\$ 1,972,081
Sale of Services	-	243,003	-	-	-	116,493	46,348	544,246	303,337	1,166,910	1,253,427	1,171,999
Utility Service Fees	-	-	-	-	-	-	-	207,863	203,088	397,000	410,951	401,154
Government Transfers	-	438,710	-	101,778	-	-	-	10,000	128,024	3,103,100	678,512	1,937,998
Investment Income	-	71,043	-	-	-	-	-	13,947	627	47,000	85,617	54,759
Penalties and interest	-	73,335	-	-	-	1,533	-	7,783	6,739	39,000	89,390	57,222
Development Cost Charges	-	-	-	-	-	-	-	-	-	700,000	-	7,065
Contributed Assets	-	-	-	-	871,000	-	-	55,000	67,500	-	993,500	-
Other revenue	-	270,043	-	-	632	-	-	18,812	26,350	50,100	315,837	117,856
	-	3,112,899	-	101,778	871,632	118,026	46,348	857,651	735,665	7,520,395	5,843,999	5,720,134
Expenses:												
Salaries, wages and employee benefits	91,983	503,242	6,810	87,503	254,390	43,348	221,324	187,524	123,561	1,698,049	1,519,685	1,402,953
Operating Materials and supplies	-	7,255	121,790	3,548	120,307	33,980	80,391	217,497	55,361	854,010	640,129	565,753
Contracted services	-	-	13,911	109,754	44,534	133,456	6,448	85,814	-	542,050	393,917	413,209
Administrative services and supplies	20,899	208,689	20,092	64,221	23,850	-	9,656	39,439	11,640	470,890	398,286	375,690
Utilities	1,177	18,608	5,970	-	38,927	-	35,422	81,115	28,905	187,200	210,124	177,435
Rentals and contractual obligations	-	14,271	39,255	31,000	4,803	-	4,495	-	-	105,050	93,824	97,362
Debt financing	-	17,061	-	-	-	-	-	-	6,577	28,870	23,638	25,610
Amortization	-	208,390	5,926	-	334,614	-	89,329	143,264	117,898	794,000	899,421	852,502
	113,859	977,516	213,754	296,026	821,426	210,784	447,065	754,653	343,942	4,680,119	4,179,024	3,910,514
Annual Surplus (Deficit)	\$ (113,859)	\$ 2,135,383	\$ (213,754)	\$ (194,248)	\$ 50,207	\$ (92,758)	\$ (400,717)	\$ 102,998	\$ 391,723	\$ 2,840,276	\$ 1,664,975	\$ 1,809,620

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

SCHEDULE 2: TABLE OF SEGMENTED INFORMATION

STATISTICAL SECTION



Photo Credit: Tourism-Hatfield



Statement of Financial Position

Financial Assets	2013	2014	2015	2016	2017
Cash and Equivalents	\$6,361,742	\$6,401,201	\$7,794,822	\$7,208,557	\$9,216,348
Accounts Receivable	\$1,027,857	\$805,739	\$820,704	\$896,906	\$882,299
MFA Deposits	\$0	\$0	\$6,103	\$6,287	\$6,410
	\$7,389,599	\$7,206,940	\$8,621,629	\$8,111,750	\$10,105,057

Financial Liabilities	2013	2014	2015	2016	2017
Accounts Payable & Accrued Liabilities	\$543,247	\$421,257	\$393,735	\$420,142	\$271,924
Employee Future Benefits	\$0	\$0	\$78,000	\$93,800	\$108,727
Developer Deposit & Other Trust Liabilities	\$392,949	\$391,277	\$378,097	\$377,665	\$409,950
Deferred Revenue	\$871,715	\$648,936	\$500,267	\$263,093	\$1,099,323
Development Cost Charges	\$858,814	\$978,021	\$1,212,301	\$1,575,819	\$1,851,562
Liabilities Under Agreement	\$47,768	\$161,989	\$139,211	\$106,046	\$189,524
Long-term Debt	\$0	\$0	\$600,000	\$568,905	\$536,721
Interim Financing Debt	\$700,000	\$600,000	\$550,000	\$440,000	\$330,000
	\$3,414,493	\$3,201,480	\$3,851,611	\$3,845,470	\$4,797,731

Net Financial Assets	2013	2014	2015	2016	2017
	\$3,975,106	\$4,005,460	\$4,770,018	\$4,266,280	\$5,307,326

Non-Financial Assets	2013	2014	2015	2016	2017
Tangible Capital Assets	\$30,082,655	\$31,421,843	\$31,234,292	\$33,517,112	\$34,137,913
Prepaid Expenses	\$95,084	\$54,696	\$35,302	\$65,840	\$68,970
	\$30,177,739	\$31,476,539	\$31,269,594	\$33,582,952	\$34,206,883

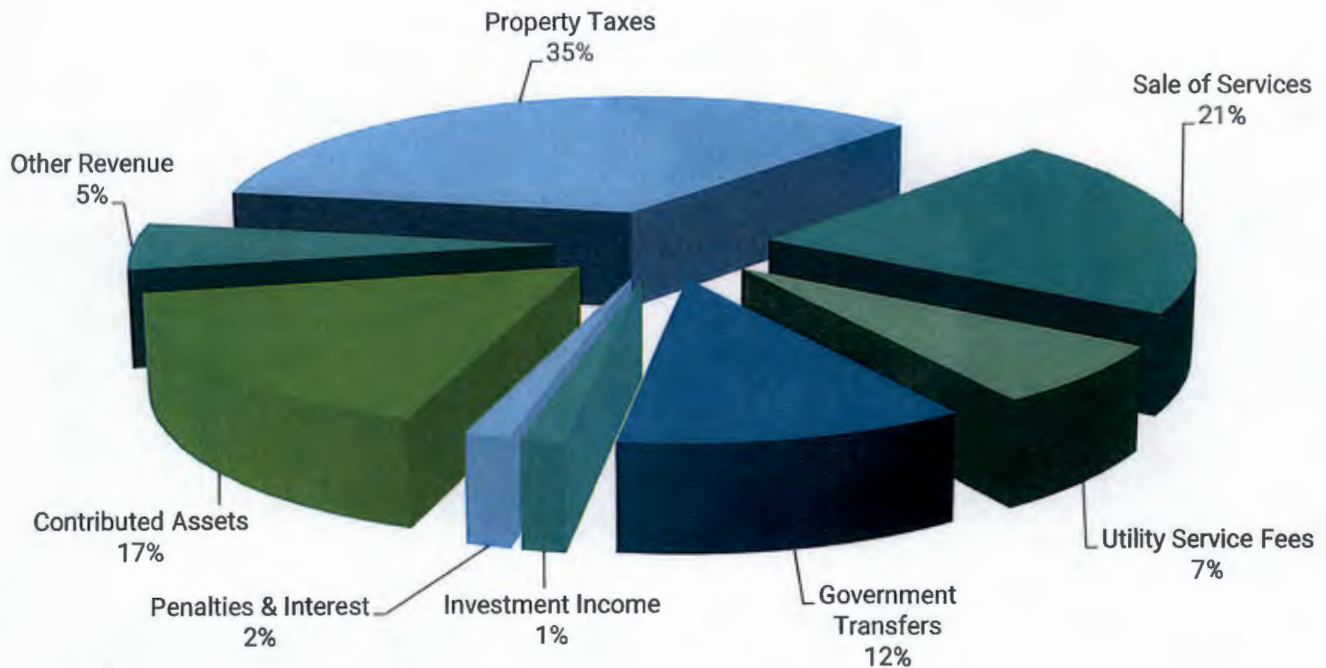
Accumulated Surplus	2013	2014	2015	2016	2017
	\$34,152,845	\$35,481,999	\$36,039,612	\$37,849,232	\$39,514,209

Accumulated Surplus - Represented By	2013	2014	2015	2016	2017
Operating fund	\$2,507,590	\$2,608,376	\$3,385,784	\$3,147,858	\$3,545,757
Appropriated Surplus	\$1,312,385	\$1,389,874	\$1,690,730	\$1,040,150	\$1,298,522
Statutory Reserves	\$1,011,051	\$855,580	\$1,018,016	\$1,259,060	\$1,588,261
Equity in Tangible Capital Assets	\$29,321,819	\$30,628,169	\$29,945,082	\$32,402,164	\$33,081,669
	\$34,152,845	\$35,481,999	\$36,039,612	\$37,849,232	\$39,514,209

Annual Surplus	2013	2014	2015	2016	2017
	\$631,036	\$1,364,821	\$635,613	\$1,809,620	\$1,664,975

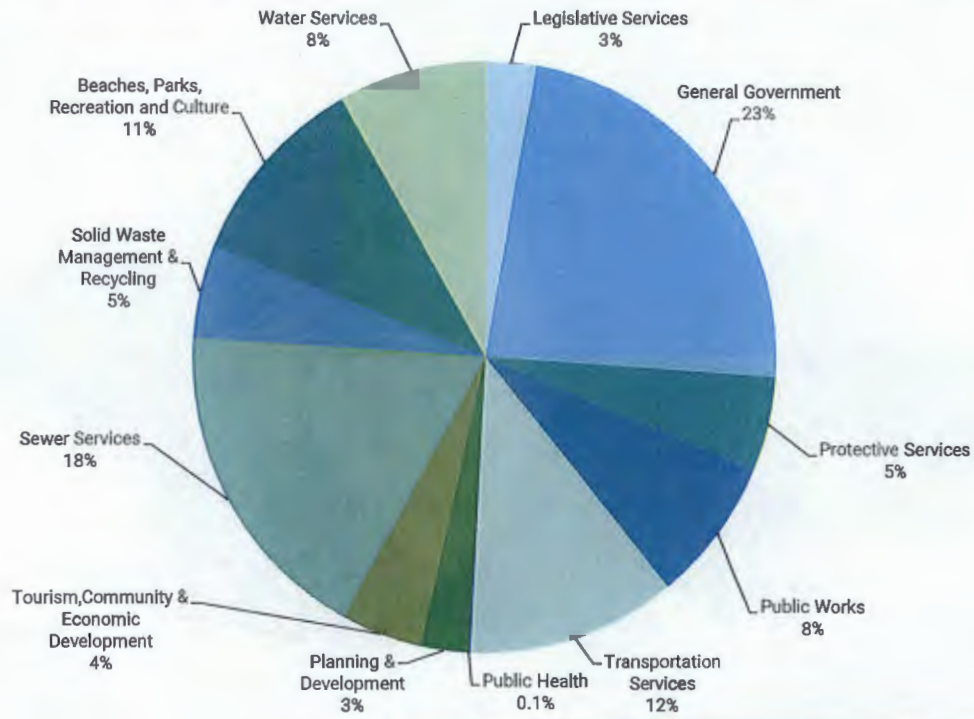
Acquisition of Tangible Capital Assets	2013	2014	2015	2016	2017
	\$788,796	\$2,121,402	\$604,698	\$3,135,321	\$1,524,463

Revenues by Source



	2013	2014	2015	2016	2017
Property Taxes	\$1,849,972	\$1,886,821	\$1,920,696	\$1,972,080	\$2,016,765
Sale of Services	\$879,967	\$900,016	\$897,704	\$1,171,999	\$1,253,427
Utility Service Fees	\$395,276	\$395,167	\$395,923	\$401,154	\$410,951
Government Transfers	\$943,096	\$1,785,708	\$1,036,076	\$1,937,998	\$678,512
Investment Income	\$32,404	\$28,859	\$56,795	\$54,759	\$85,617
Penalties and Interest	\$28,889	\$39,561	\$44,121	\$57,222	\$89,390
Development Cost Charges	\$0	\$0	\$16,480	\$7,065	\$0
Contributed Assets	\$0	\$0	\$0	\$0	\$993,500
Other Revenue	\$38,418	\$53,308	\$36,548	\$117,856	\$315,837
	\$4,168,022	\$5,089,440	\$4,404,343	\$5,720,134	\$5,843,999

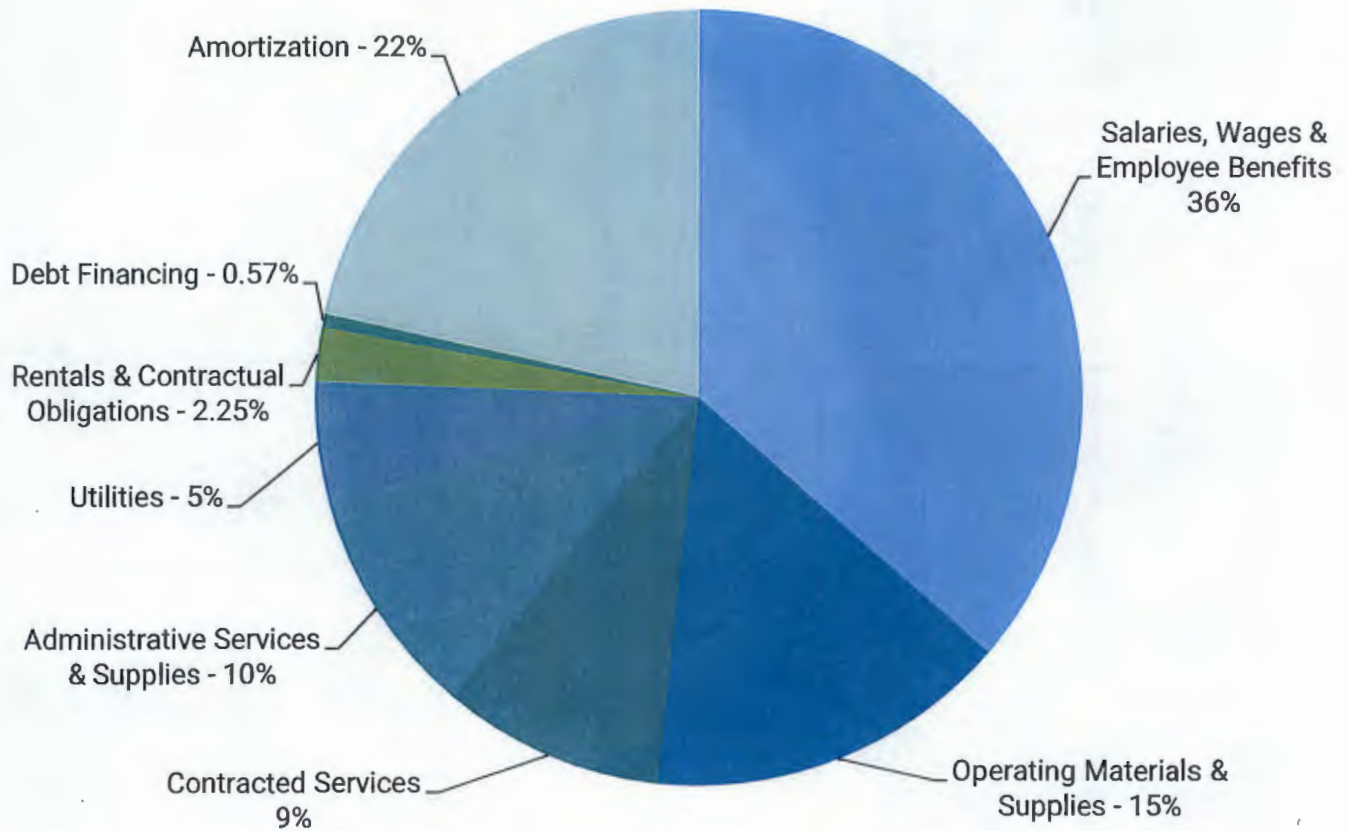
Expenses by Function



	2013	2014	2015	2016	2017
Legislative Services	\$120,379	\$117,012	\$109,463	\$108,704	\$113,859
General Government	\$876,408	\$900,771	\$1,065,420	\$888,867	\$977,516
Protective Services	\$158,985	\$161,697	\$181,428	\$182,432	\$213,754
Public Works	\$197,265	\$204,036	\$266,367	\$410,781	\$328,650
Transportation Services	\$96,262	\$102,711	\$389,137	\$455,551	\$488,422
Public Health	\$6,110	\$6,284	\$3,838	\$5,657	\$4,354
Planning and Development	\$37,522	\$47,842	\$33,422	\$156,114	\$109,754
Tourism, Community & Economic Development	\$49,070	\$136,406	\$146,511	\$95,242	\$186,272
Sustainability	\$11,831	\$8,856	\$9,559	\$7,711	\$0
Solid Waste Management & Recycling	\$119,056	\$121,232	\$171,070	\$141,299	\$210,784
Beaches, Parks, Recreation & Culture	\$402,372	\$395,987	\$434,127	\$448,369	\$447,065
Water Services	\$146,616	\$238,233	\$358,300	\$308,845	\$343,941
Sewer Services	\$484,559	\$556,318	\$600,088	\$700,942	\$754,653
Non-Capital Items Expensed	\$102,415	\$0	\$0	\$0	\$0
Debt Financing	\$19,345	\$14,987	\$0	\$0	\$0
Amortization	\$708,791	\$747,915	\$0	\$0	\$0
	\$3,536,986	\$3,760,287	\$3,768,730	\$3,910,514	\$4,179,024

Starting in 2015, Debt Financing and Amortization were allocated directly to each function.

Expenses by Object



	2013	2014	2015	2016	2017
Salaries, Wages & Employee Benefits	\$1,428,395	\$1,477,416	\$1,483,864	\$1,402,953	\$1,519,685
Operating Materials & Supplies	\$509,083	\$645,628	\$565,655	\$565,753	\$640,129
Contracted Services	\$188,945	\$213,005	\$243,202	\$413,209	\$393,917
Administrative Services & Supplies	\$348,422	\$418,462	\$405,967	\$375,690	\$398,286
Utilities	\$135,862	\$149,031	\$153,099	\$177,435	\$210,124
Rentals & Contractual Cbligations	\$95,728	\$93,844	\$97,523	\$97,362	\$93,824
Non-Capital Items Expensed	\$102,415	\$0	\$0	\$0	\$0
Debt Financing	\$19,345	\$14,987	\$27,172	\$25,610	\$23,638
Amortization	\$708,791	\$747,914	\$792,248	\$852,502	\$899,421
	\$3,536,986	\$3,760,287	\$3,768,730	\$3,910,514	\$4,179,024

Assessed Values

	2013	2014	2015	2016	2017
Residential (Class 1)	\$307,129,795	\$305,450,972	\$309,095,070	\$320,301,375	\$396,052,196
Business (Class 6)	\$63,562,477	\$54,121,470	\$54,119,925	\$58,847,211	\$67,017,223
Recreation/Non-Profit (Class 8)	\$2,591,700	\$4,234,300	\$6,722,800	\$6,837,600	\$7,898,500
	\$373,283,972	\$363,806,742	\$369,937,795	\$385,986,186	\$470,967,919

These totals are Land & Improvements combined.

Municipal Property Taxes

	2013	2014	2015	2016	2017
Residential (Class 1)	\$1,057,643	\$1,097,135	\$1,098,400	\$1,107,945	\$1,219,829
Business (Class 6)	\$712,486	\$680,474	\$671,716	\$712,151	\$656,319
Recreation/Non-Profit (Class 8)	\$40,224	\$72,252	\$113,478	\$112,361	\$101,444
	\$1,810,353	\$1,849,861	\$1,883,594	\$1,932,456	\$1,977,592

Debt

	2013	2014	2015	2016	2017
General	\$0	\$0	\$600,000	\$568,905	\$536,721
Water	\$700,000	\$600,000	\$550,000	\$440,000	\$330,000
Sewer	\$0	\$0	\$0	\$0	\$0
Liabilities Under Agreement	\$47,768	\$161,989	\$139,211	\$106,046	\$189,524
Total Debt	\$747,768	\$761,989	\$1,289,211	\$1,114,951	\$1,056,245

	2013	2014	2015	2016	2017
Population Estimates (BC Stats 2011 and 2016 survey)	1,468	1,468	1,468	1,468	1,468
Debt per Capita	\$509.38	\$519.07	\$878.21	\$759.50	\$719.51

	2013	2014	2015	2016	2017
Principal	\$161,923	\$118,504	\$82,120	\$174,262	\$167,614
Interest	\$19,345	\$14,987	\$23,571	\$25,609	\$23,638
Debt Servicing Costs	\$181,268	\$133,491	\$105,691	\$199,871	\$191,252

	2013	2014	2015	2016	2017
Liability Servicing Limit	\$854,670	\$884,227	\$921,695	\$1,099,511	\$929,651

Demographics & Tourism



*2016 Statistics Canada

Who makes up the Village?

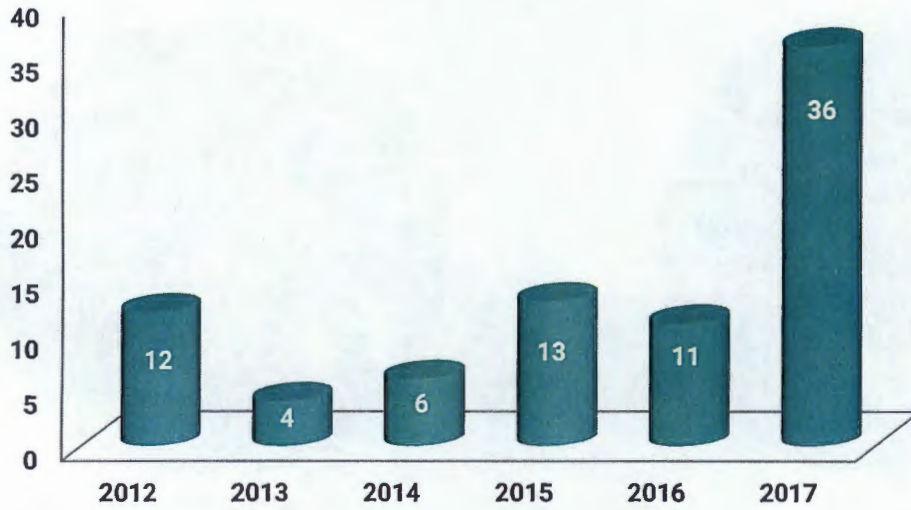
The Village of Harrison Hot Springs is one of 14 Resort Municipalities in British Columbia. We have a full-time resident population of 1,468* and welcome an estimated 600,000** visitors to the community every year. In 2017, the Village received \$267,500 in Resort Municipality Initiative (RMI) funding from the provincial government which helps maintain and develop tourism infrastructure, creating a more dynamic community for both visitors and residents. On average, the Village spends approximately 10% of the annual budget (general revenues) on visitor amenities including beach-front maintenance.



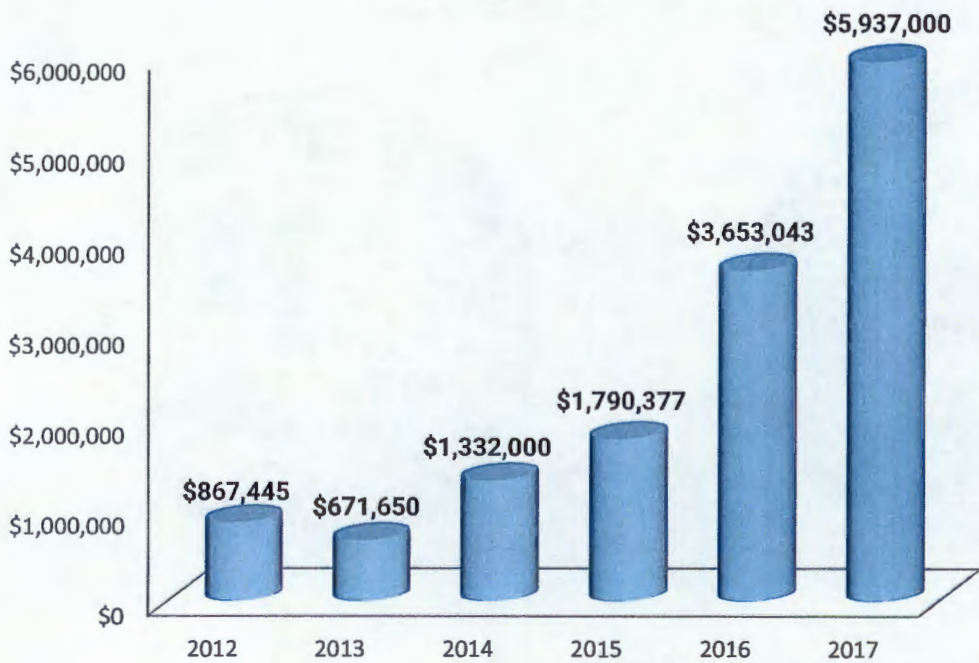
*2016 Statistics Canada

**Tourism Harrison

Building Permits Issued



Value of Building Permits Issued



Business Licenses Issued

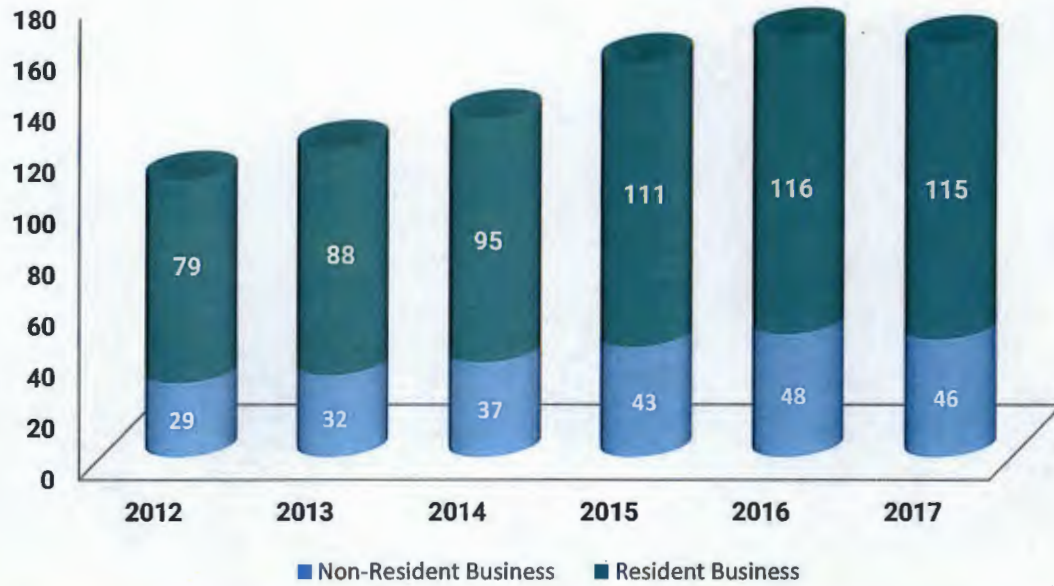




Photo Credit: Tourism Harrison

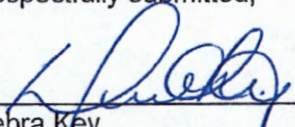
VILLAGE OF HARRISON HOT SPRINGS BRITISH COLUMBIA
CANADA
2017 ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2017



RECOMMENDATION:

THAT staff be authorized to prepare documents for Release of Covenants CA981090 and CA1550048 and that the security deposits currently being held by the Village be returned to the applicant upon registration of the Covenants at Land Titles.

Respectfully submitted;



Debra Key
Deputy Chief Administrative Officer/CO

REVIEWED BY:

"Madeline McDonald" approved and digitally signed

Madeline McDonald
Chief Administrative Officer

attachments

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT Nov-21-2008 15:31:27.002
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

CA981090

PAGE 1 OF 12 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Douglas Joseph Livesey WJJD8T
Digitally signed by Douglas Joseph Livesey WJJD8T
DN: o=CA, cn=Douglas Joseph Livesey WJJD8T, o=Lawyer, ou=Verify [D at www.buricert.com/LKUP.cfm? id=WJJD8T
Date: 2008.11.21 15:20:36 -0800

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

LONSDALE AVENUE LAW CENTRE
#304 - 1200 Lonsdale Avenue

File #616003
Servicing Covenant

North Vancouver BC V7M 3H6

Document Fees: \$64.65

Deduct LTO Fees? YES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

026-923-149 LOT B SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE 6TH MERIDIAN
PLAN BCP27775

STC? YES

3. NATURE OF INTEREST

CHARGE NO. ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms D.F. No.

(b) Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

IRCA GROUP OF MANAGEMENT LTD. (INC. NO. BC0480140)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

VILLAGE OF HARRISON HOT SPRINGS

PO BOX 160, 495 HOT SPRINGS ROAD

HARRISON HOT SPRINGS

BRITISH COLUMBIA

V0M 1K0

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

D. Key
A Commissioner for taking Affidavits
for British Columbia
PO Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Y	M	D
08	11	19

VILLAGE OF HARRISON HOT SPRINGS, by its authorized signatories:

LEO FACIA, Mayor

LARRY BURK, Corporate Officer

As to all signatures

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 12 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Douglas J. Livesey
#304 - 1200 Lonsdale Avenue
North Vancouver, BC V7M 3H6
Telephone: 604-980-5089

Execution Date		
Y	M	D
08	11	10

IRCA GROUP OF MANAGEMENT
LTD., by its authorized signatory:

GHOLAMREZA MARZARA

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 3 of 12 pages

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

Over the lands described in paragraph 2

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

TERMS OF INSTRUMENT - PART 2

COVENANT
(Section 219 Land Title Act)

DATED the 10th day of November, 2008.

BETWEEN:

IRCA GROUP OF MANAGEMENT LTD. (Inc. No. 480140)
#3 – 1680 Lloyd Avenue
North Vancouver BC V7P 2N6
(the "**Developer**")

AND:

VILLAGE OF HARRISON HOT SPRINGS, a municipal corporation under the *Local Government Act* of the Province of British Columbia, having its offices at 495 Hot Springs Road, in the Village of Harrison Hot Springs, in the Province of British Columbia, with a post office address: PO Box 160 V0M 1K0,
(the "**Village**")

WHEREAS:

- (A) The Developer is the owner of and proposes to develop certain lands and premises located within the Village of Harrison Hot Springs, in the Province of British Columbia, and legally described as:
Parcel Identifier: 026-923-149
LOT B, SECTION 13, TOWNSHIP 4, RANGE 29, WEST OF THE 6TH MERIDIAN, PLAN BCP27775
(the "**Lands**")
- (B) The Developer has applied to rezone the Lands to Comprehensive Development 1 (CD-1) zone.
- (C) The Developer has voluntarily agreed to provide the requirements defined herein which are necessary to service, permit or allow the proposed development of the Lands;
- (D) The Developer desires to grant and the Village agrees to accept this Covenant on the terms and conditions contained herein; and
- (E) Section 219 of the *Land Title Act*, R.S.B.C. 1996 c.250 provides, inter alia, that a covenant, whether of a negative or positive nature, in respect of the use of land or the use of a building on or to be erected on land, in favour of a Village, may be registered as a charge against the title to that land.

NOW THEREFORE THIS AGREEMENT WITNESSETH that pursuant to Section 219 of the *Land Title Act*, and in consideration of the premises and the mutual covenants and agreements contained herein and the sum of One Dollar (\$1.00) now paid to the Developer by the Village (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. THE DEVELOPER COVENANTS AND AGREES WITH THE VILLAGE:

- 1.1 that the Lands shall not be built on except in accordance with this Covenant;

- 1.2 that until such time as all of the terms and conditions contained in paragraphs 1 and 2 of this Covenant are complied with, any buildings or structures erected or placed on, or which are to be erected or placed on the Lands shall not be occupied for any use or purpose;
- 1.3 to provide, design, construct and install, to the satisfaction of the Village:

1.3.1 Road Works

- 1.3.1.1 On St. Alice Street from Esplanade Avenue to Lillooet Avenue including:
- (a) pavement reconstruction as necessary to centerline of existing surface;
 - (b) curb and gutter including curb returns at intersections;
 - (c) line painting to include bicycle path if sufficient width is provided;
 - (d) minimum 2.5 m wide sidewalk;
 - (e) ornamental street lighting;
 - (f) street trees.
- 1.3.1.2 On Esplanade Avenue from St. Alice Street to the east boundary of the Beach Hotel lands including:
- (a) pavement re-construction to the centreline of the existing paved surface as necessary;
 - (b) curb and gutter;
 - (c) line painting to indicate bicycle path as necessary;
 - (d) minimum 2.5 m wide sidewalk;
 - (e) ornamental street lighting;
 - (f) street trees.
- 1.3.1.3 On Lillooet Avenue from St. Alice Street to the east boundary of the Lands including:
- (a) pavement re-construction to the centreline of the existing paved surface as necessary;
 - (b) curb and gutter;
 - (c) line painting to indicate bicycle path as necessary;
 - (d) minimum 1.5 m wide sidewalk;
 - (e) ornamental street lighting;
 - (f) retention of existing street trees;
 - (g) on-street parking to maximum extent.

(collectively called the "Road Works")

1.3.2 Drainage Works

- 1.3.2.1 On Esplanade Avenue, St. Alice Street and Lillooet Avenue including:
- (a) Storm drainage mains or improvements to existing mains complete with appurtenances to the Lands and drain the existing and proposed roadworks noted in 1.3.1;

- (b) Offsite and downstream storm drainage improvements as necessary to provide adequate drainage of the Lands in a pre-development condition; and
- (c) Engaging a consulting engineer to complete a Stormwater Management Plan to the satisfaction of the Village, to provide for the installation and construction of onsite works to manage, retain and dispose of all drainage from the Lands in a post-development condition.

(collectively called the "Drainage Works")

1.3.3 Water Works

- 1.3.3.1 On Esplanade Avenue, St. Alice Street and Lillooet Avenue including:
 - (a) upgrades to existing water mains to provide adequate flows for domestic and fire flow to the Lands including all appurtenances; and
 - (b) a computer model for reviewing and determining domestic and fire flows in the Village for existing and proposed development.

(collectively called the "Water Works")

1.3.4 Sanitary Sewer Works

- 1.3.4.1 On Esplanade Avenue, St. Alice Street and Lillooet Avenue including:
 - (a) upgrades to existing fronting and downstream sewer mains to provide adequate service to the Lands; and
 - (b) a calculation spreadsheet analysis for reviewing and determining adequate capacity or improvements to existing or proposed mains in the Village.

(collectively called the "Sanitary Sewer Works")

1.3.5 Power/Telecommunications Works

- 1.3.5.1 On Esplanade Avenue, St. Alice Street and Lillooet Avenue fronting the Lands including:
 - (a) Conversion of existing overhead power and telecommunications wiring from overhead to underground.

(collectively called the "Power/Telecommunication Works")

(all of the works included in this section 1.3 are collectively called the "Works");

- 1.4 that the design, construction, provision of and installation of the Works shall be completed within two (2) years from the date of this Covenant or prior to the occupancy of any building to be constructed or located on the Lands, whichever event first occurs, provided that if the Developer is unable to complete the Works within two years from the date of this Covenant, the Developer and the Village shall mutually agree on a new completion date;
- 1.5 that the Works shall be installed to the satisfaction of the Village in its sole discretion, in accordance with the drawing attached hereto as Schedule "A" and with the specifications and standards for the design and construction of works and services in subdivisions, developments, and on municipal property of the Village contained in the Village Bylaw 672-1996, including all amendments thereto, and to specifications and standards of the Master Municipal Construction Document, Volume II ("MMCD") the higher standard and specifications of either document shall govern;

- 1.6 to provide for Public Art valued at up to \$16,000, that shall be placed on display on site or in prominent Village locations, and such art to be selected by a panel of at least 3 persons consisting of a representative of the Developer, a representative of the Village's Historical and Heritage Society and a representative of the Village's Artist Guild;
- 1.7 to provide a contribution of \$10,000 to development of the Village Centre design guidelines and controls;
- 1.8 to provide onsite existing trees to local First Nations for cultural use.

2. THE DEVELOPER FURTHER COVENANTS AND AGREES WITH THE VILLAGE:

- 2.1 to grant to the Village all necessary road dedications, statutory rights-of-way and easements over the Lands to accommodate the Works and, where the Works are located upon or under privately owned lands other than the Lands, to obtain at the Developer's expense, all necessary road dedications, statutory rights-of-way and easements over such lands, in favour of the Village, to accommodate the Works;
- 2.2 to construct and install fully completed Works to the Village's standards and specifications, and standards and specifications in MMCD, whichever is the higher standard, all to the satisfaction of the Village and which, in the discretion of the Village, may be varied because of conditions at the site so that the Works function and operate to the satisfaction of the Village, and should the Works as constructed prove to be in any way defective or should they not operate to the satisfaction of the Village, then the Developer shall, at the Developer's expense, modify or reconstruct the Works so that the Works shall be fully operative and function to the satisfaction of the Village, such satisfaction to be indicated by a Certificate of Substantial Completion signed by the Village;
- 2.3 to pay to the Village upon invoice for same, all engineering, inspection and administrative costs incurred by the Village in connection with the Works;
- 2.4 to pay to the Village upon invoice for same, the cost of all tie-ins of the Works to existing storm and sanitary sewer, water and other municipal systems;
- 2.5 to pay to the Village, upon invoice for same, the cost of installing all necessary street name and traffic control signs, lease lights and energizing of ornamental street lights;
- 2.6 to pay to the Village, upon invoice for same, the legal costs incurred by the Village in the preparation of this Covenant;
- 2.7 to complete the dedication, construction and installation of the Works within the time specified herein and to assign, transfer and convey to the Village all of the Developer's right, title and interest in the Works, and the Developer shall, from time to time and at all times so long as the Developer exercises any rights of ownership in the Lands, upon the request of the Village, make, do and execute or cause or procure to be made, done and executed, all such further acts, deeds, rights-of-way, easements and assurances required by the Village for the effectual carrying out of this Covenant;
- 2.8 that as security for the due and proper completion of the dedication, construction and installation of the Drainage Works, Water Works, Sanitary Sewer Works, Power/Telecommunication Works and the works outlined in paragraph 1.8, to deposit with the Village, prior to the execution of this Covenant, in the form of cash or security in a form satisfactory to the Village, the sum of \$164,416.00, inclusive of GST (the "First Security Deposit");
- 2.9 that as security for the due and proper completion of the dedication, construction and installation of the Road Works, to deposit with the Village, prior to issuance of a building permit, in the form of

cash or security in a form satisfactory to the Village, the sum of \$203,067.00, inclusive of GST (the "Road Works Security Deposit");

- 2.10 If the Works are not completed as required herein, the Village may review the estimated cost of completion of the Works and provide to the Developer at least 60 days prior to the second anniversary of this Covenant until all of the Works have been completed, notice of the estimated cost of the completion of the Works and, upon receiving notice of the revised estimate the Developer shall deposit with the Village a replacement security deposit (the "Replacement Security Deposit") in the amount of the revised estimate of the cost of completing the Works and, for the purposes of this Covenant, the Replacement Security Deposit shall become the Security Deposit. Upon receipt of the Replacement Security Deposit, the Village shall forthwith return the First Security Deposit and the Road Works Security Deposit to the Developer. If the Replacement Security Deposit is not received by the Village by 30 days prior to the second anniversary of the date of this Covenant, the Village may draw upon either or both of the First Security Deposit the Road Works Security Deposit and hold the monies thereby obtained as security or may complete the Works as provided hereinafter;
- 2.11 that if the dedication, construction and installation of the Works are not duly and properly completed within the time specified herein, the Village may, but is not obligated to draw upon the First Security Deposit, the Road Works Security Deposit and/or the Replacement Security Deposit and may complete the Works at the cost of the Developer and deduct from the First Security Deposit, the Road Works Security Deposit and/or the Replacement Security Deposit, the cost of such completion, and the balance of the Security Deposit shall be returned to the Developer, less any administration costs incurred by the Village. If the First Security Deposit, the Road Works Security Deposit and the Replacement Security Deposit are insufficient to cover the actual cost of completing the Works, then the Developer shall pay such deficiency to the Village immediately upon receipt of the Village's invoice for same. It is understood that the Village may do such work either by itself or by contractors employed by the Village;
- 2.12 that if the Works are completed by the Developer as herein provided, then the First Security Deposit, the Road Works Security Deposit and the Replacement Security Deposit shall be returned to the Developer on receipt of the Village's Certificate of Substantial Completion; and
- 2.13 to submit to the Village the final as-built drawings of the Works as constructed and as approved by the Village within 30 days from the date of completion of the Works.

3. THE DEVELOPER FURTHER COVENANTS AND AGREES WITH THE VILLAGE:

- 3.1 to maintain the Works in complete repair for one (1) year after issuance of the Certificate of Substantial Completion (the "Warranty Period") and regardless of whether or not the Developer has transferred title to all or any part of the Lands to another party;
- 3.2 to remedy any defects appearing during the Warranty Period and pay for any damage to other works or property resulting therefrom, save and except for defects caused by reasonable wear and tear and negligence of the Village, its servants or agents, or acts of God;
- 3.3 to deposit as security with the Village, prior to the return of any Security Deposit, in the form of cash or security in a form satisfactory to the Village, the sum equal to 5% of the final cost of the Works including G.S.T. (the "Warranty Deposit"). Should the Developer fail to maintain the Works or remedy any defect or pay for any damages resulting therefrom, the Village may draw upon the Warranty Deposit and may, but is not obligated to maintain the Works, remedy the defect or pay the damages at the cost of the Developer and may deduct the cost of maintaining the Works, remedying the defect or paying the damages from the Warranty Deposit and the balance of the Warranty Deposit, less any administrative costs incurred by the Village shall be returned to the Developer on receipt of the Village's Certificate of Acceptance. If the Warranty Deposit is insufficient to cover the actual costs incurred by the Village, then the Developer shall pay such

- 3.4 that the work done and payment made pursuant to this Covenant are not payments or work to be applied in lieu of Development Cost Charges, and the Developer further covenants and agrees to pay to the Village all applicable Development Cost Charges at the rates in effect in the Village's Development Cost Charges Bylaw imposed upon subdivision or building permit application;
- 3.5 to protect all survey markers, pins, posts and similar things during the construction installation, maintenance and repair of the Works and to employ, at the Developer's expense, a British Columbia Land Surveyor to replace any such markers, pins, posts or similar things which may be moved, damaged or destroyed during such construction, installation, maintenance or repair;
- 3.6 to save harmless and effectually indemnify the Village from and against:
- 3.6.1 any and all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whosoever brought by reason of or in any way arising out of or related to the construction, installation, maintenance or repair of the Works, including, without limitation, any and all claims for injurious affection, whether such claims arise at law or under any statute, including, without limitation, the Expropriation Act, R.S.B.C. 1996, and any amendments, rules or regulations thereto, or otherwise whatsoever;
- 3.6.2 any and all expenses and costs which may be incurred by reason of or in any way arising out of or related to the construction, installation, maintenance or repair of the Works resulting in damage to any property owned in whole or in part by the Village or which the Village by duty or custom is obliged, directly or indirectly, in any way or to any degree, to construct, install, maintain or repair;
- 3.6.3 any and all expenses and costs which may be incurred by reason of liens for non-payment of labour materials, workers' compensation, unemployment insurance, Federal or Provincial tax, check-off or encroachments owing to mistakes in survey; and
- 3.6.4 any and all breaches of this Covenant;
- 3.7 to obtain and maintain until the date of issuance of the Certificate of Acceptance of the Works, at the Developer's expense, with such company or companies and on such forms as are acceptable to the Village, in the name of the Developer, Comprehensive General Liability insurance coverage covering premises and operations liability, contingency liability with respect to the operations of the contractor and subcontractors, completed operations liability, contractual liability and automobile liability for owned, non-owned and hired units. The limits of liability shall be not less than \$5,000,000.00 for each occurrence for bodily injury and property damage. Each policy shall provide that it cannot be cancelled, lapsed or materially altered without at least 30 days notice in writing to the Village by registered mail, shall name the Village as an additional insured and shall contain a cross-liability clause;
- 3.8 to deliver a copy of each such insurance policy to the Village prior to the commencement of any construction, installation, maintenance or repair of the Works;
- 3.9 that if the Developer fails to obtain and/or maintain the said insurance or deliver the said policy or policies to the Village, then the Village may obtain and/or maintain such insurance at the expense of the Developer and the Developer hereby appoints the Village as the Developer's lawful attorney to do all things necessary for that purpose; and
- 3.10 to do or cause to be done, at the expense of the Developer, all acts reasonably necessary to grant priority to this Covenant over all charges and encumbrances which may have been

registered against the title to the Lands in the Lower Mainland Land Title Office save and except those specifically approved in writing by the Village or in favour of the Village.

4. COVENANTS OF DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT

- 4.1 The Land may not be used or developed and no building permit may be applied for, or is required to be issued by the Village, in respect of any improvement on any part of the Land unless and until the Developer has, at its sole cost and expense, has provided the Village with the following:
- 4.1.1 all arrears of taxes outstanding against the Lands;
 - 4.1.2 all current taxes levied or to be levied upon the Lands on the basis and in accordance with the assessment and collector's roll entries;
 - 4.1.3 provision of proof of insurance in accordance with section 3.7 hereof;
 - 4.1.4 a Stormwater Management Plan, as outlined in paragraph 1.3.2.1(c);
 - 4.1.5 a calculation spreadsheet analysis as outlined in paragraph 1.3.4.1(b);
 - 4.1.6 a computer model for fire flows as outlined in paragraph 1.3.3.1(b); and
 - 4.1.7 The Road Works Security Deposit as outlined in paragraph 2.9.

5. The Developer hereby waives, relinquishes and abandons any right which the Developer now has or may at any time hereafter have for any contribution from the Village or any other person toward the Developer's cost of installing the Works and agrees that none of the Works shall be construed to be "excess or extended services" as defined by Section 939 of the *Local Government Act* except for clause 1.3.1.2.

6. The Developer hereby releases and forever discharges and covenants not to sue the Village and its servants, agents, successors and assigns from all manner of actions, causes of action, suits, debts, dues, accounts, bonds, covenants, contracts, claims and demands whatsoever against the Village which the Developer ever had, now has or hereafter may have by reason of the installation of the Works by the Developer with no contribution toward the cost of the Works by the Village or any other person and, without limiting the generality of the foregoing, by reason of the failure by the Village to impose or collect any latecomer charges from the owners of any lands which may connect to or use the Works.

7. THE VILLAGE COVENANTS AND AGREES WITH THE DEVELOPER:

- 7.1 to permit the Developer to perform all of the Works upon the terms and conditions herein contained; and
- 7.2 that upon satisfactory completion by the Developer of all of the covenants and conditions in this Covenant, including the maintenance of the Works in complete repair for a period of one (1) year, the Village shall provide the Developer with a Certificate of Acceptance of the Works signed by the Village and shall discharge this Covenant.

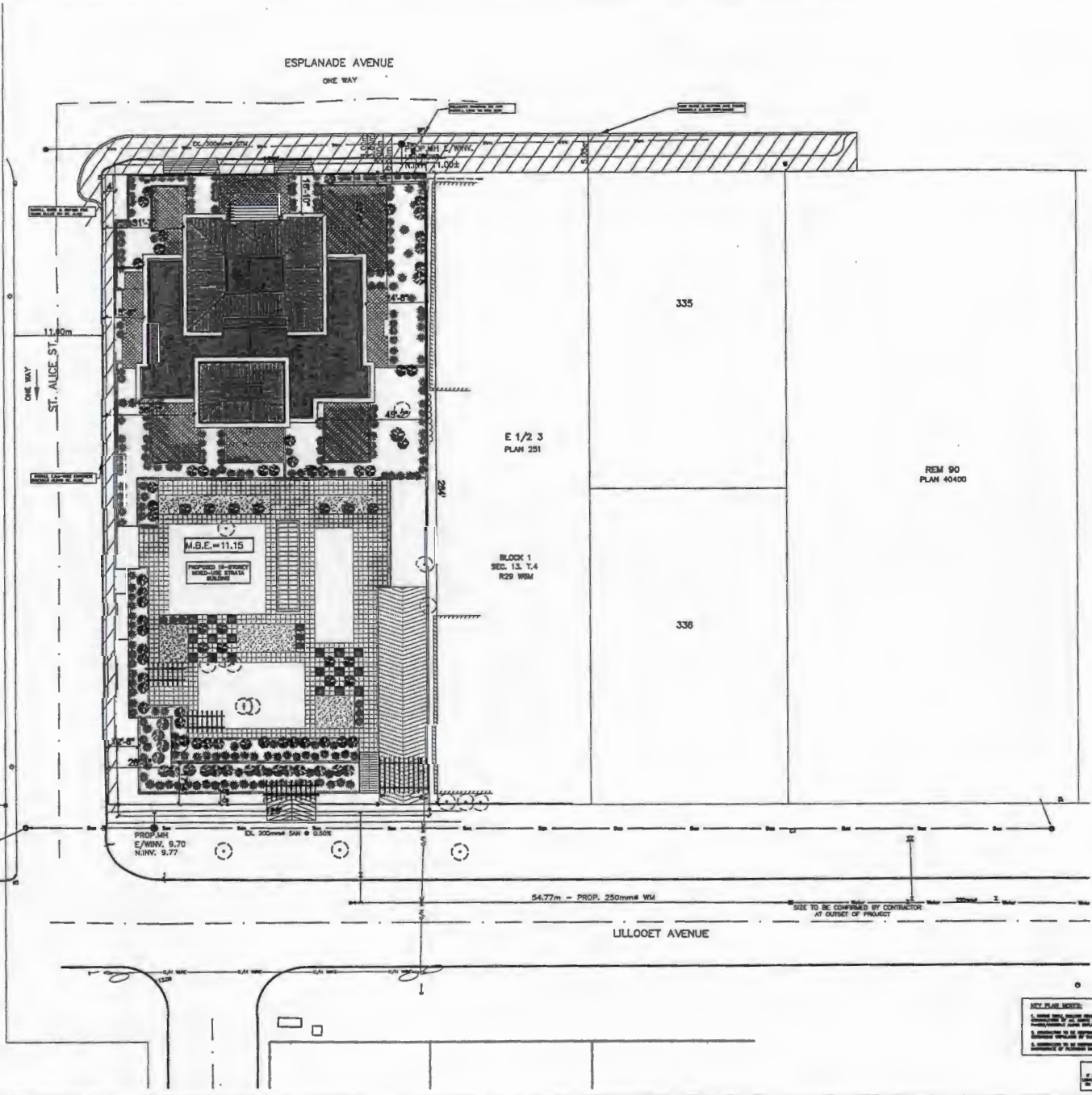
8. RELEASE OF SECURITY

- 8.1 After the Works have been completed to the satisfaction of the Village and the Owner's covenants have been performed in compliance with this Agreement, and if there is no litigation pending or threatened by any third party against the Village as a result of, or arising from, the construction of the said portion of the Works, then the Village, within a reasonable period of time

following receipt of a written request from the Developer to do so, shall return to the Developer the First Security Deposit, the Road Work Security Deposit, the Replacement Security Deposit, and the Warranty Deposit then held by the Village relating to the completed portion of the Works. If the Village has cashed any part of the said security deposits in order to carry out any of the Developer's obligations under the terms of this Agreement, any unused portions of such funds shall be returned to the Developer.

- 8.2 Notwithstanding the provisions of 8.1 above, the Village, at its sole option and discretion, shall have the right to withhold five percent (5%) from any of the Security Deposit set out in paragraph 2.8 in order to secure a portion of the Warranty Deposit as set out in paragraph 3.3.

IN WITNESS WHEREOF the parties hereby acknowledge that this agreement has been duly executed and delivered by executing the Forms C & D attached hereto.



ALL WORK SHOWN, EXCEPT OF
 PROVISIONS CONTAINED HEREIN, IS FOR AN
 APPROXIMATE PURPOSE ONLY.
 THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE
 DESIGN AND CONSTRUCTION OF THE WORK SHOWN
 HEREON AND SHALL NOT BE RESPONSIBLE FOR
 THE ACCURACY OF ANY INFORMATION NOT SHOWN
 HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED
 TO THE DESIGN AND CONSTRUCTION OF THE WORK
 SHOWN HEREON AND SHALL NOT BE RESPONSIBLE FOR
 THE ACCURACY OF ANY INFORMATION NOT SHOWN
 HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED
 TO THE DESIGN AND CONSTRUCTION OF THE WORK
 SHOWN HEREON AND SHALL NOT BE RESPONSIBLE FOR
 THE ACCURACY OF ANY INFORMATION NOT SHOWN
 HEREON.

NO.	DATE	REVISION

**APLIN
 MARTIN**
 CONSULTANTS LTD
 30 - 1880 LEROY AVENUE
 NORTH VANCOUVER, BC V7P 2N5
 PH: 604-687-8890
 FX: 604-687-8882

**IRCA GROUP OF
 MANAGEMENT**
 3 - 1880 LEROY AVENUE
 NORTH VANCOUVER, BC V7P 2N5
 PH: 604-687-8890
 FX: 604-687-8882

**10-STORY MIXED-USE
 DEVELOPMENT**
 120 & 130 ESPLANADE AVENUE
 HARRISON HOT SPRINGS, BC

KEY PLAN

PROJECT #	25004
DATE	JUN
DESIGNER	JDK
CHECKED	JDK
DATE	JUNE 2008
SCALE	1:250
DRAWN BY	JDK

DRAWING # 3

KEY PLAN NOTES:
 1. ALL WORK SHOWN, EXCEPT OF PROVISIONS CONTAINED HEREIN, IS FOR AN APPROXIMATE PURPOSE ONLY.
 2. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREON AND SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION NOT SHOWN HEREON.
 3. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREON AND SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION NOT SHOWN HEREON.
 4. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREON AND SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION NOT SHOWN HEREON.

NOTICE TO CONTRACTOR:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION NOT SHOWN HEREON AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Oct 18 2008 - 10:15am - APLIN MARTIN CONSULTANTS LTD 25004 KEY PLAN.dwg

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

May-05-2010 10:25:33.001

CA1550048

PAGE 1 OF 19 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Douglas Joseph Livesey
WJJD8T
Digitally signed by Douglas Joseph Livesey WJJD8T
DN: o=CA, ou=Douglas Joseph Livesey WJJD8T, ou=Lawyer, ou=Verify
ID-at:www.ltrcert.com/LKUP.cfm?
id=WJJD8T
Date: 2010.05.05 10:13:59 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

LONSDALE AVENUE LAW CENTRE
#304 - 1200 Lonsdale Avenue

File #616003
Development Covenant

North Vancouver BC V7M 3H6
Document Fees: \$71.90

Deduct LTO Fees? YES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

026-923-149 LOT B SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE 6TH MERIDIAN
PLAN BCP27775

STC? YES

3. NATURE OF INTEREST

CHARGE NO. ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms D.F. No.

(b) Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

IRCA GROUP OF MANAGEMENT LTD. (INC. NO. BC0480140)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

VILLAGE OF HARRISON HOT SPRINGS

PO BOX 160, 495 HOT SPRINGS ROAD
HARRISON HOT SPRINGS

BRITISH COLUMBIA
CANADA

VOM 1K0

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

Debra Key
A Commissioner for taking Affidavits in
British Columbia
PO Box 160
495 Hotsprings Road
Harrison Hotsprings, BC VOM 1K0
As to all signatures

Y	M	D
10	05	03

VILLAGE OF HARRISON HOT
SPRINGS, by its authorized
signatories:

KENNETH BECOTTE, Mayor

EDWARD TISDALE,
Chief Administrative Office

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Douglas J. Livesey
Barrister & Solicitor
#304 - 1200 Lonsdale Avenue
North Vancouver, BC V7M 3H6
Tel: 604-980-5089

Y	M	D
10	04	28

IRCA GROUP OF MANAGEMENT
LTD., by its authorized signatory:

GHOLAMREZA MARZARA

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 3 of 19 pages

NATURE OF INTEREST
Covenant

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

TERMS OF INSTRUMENT - PART 2

COVENANT

(Section 219 Land Title Act)

DATED the 10th day of November, 2008.

BETWEEN:

IRCA GROUP OF MANAGEMENT LTD. (Inc. No. 480140)

#3 – 1680 Lloyd Avenue
North Vancouver BC V7P 2N6

(the "Developer")

AND:

VILLAGE OF HARRISON HOT SPRINGS, a municipal corporation under the *Local Government Act* of the Province of British Columbia, having its offices at 495 Hot Springs Road, in the Village of Harrison Hot Springs, in the Province of British Columbia, with a post office address of PO Box 160 V0M 1K0,

(the "Village")

WHEREAS:

- (A) The Developer is the registered owner of those lands and premises situate, lying and being in the The Village of Harrison Hot Springs, in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 026-923-149

LOT B, SECTION 13, TOWNSHIP 4, RANGE 29, WEST OF THE 6TH MERIDIAN, PLAN BCP27775

(the "Lands")
- (B) It is of mutual interest to the Developer and the Village that the type, quality and use of improvements constructed or placed on the Lands and other lands in that portion of the Village of Harrison Hot Springs known as the "Village Centre" (herein called the "Village Centre") be controlled by the Village in order to maintain standards of design and quality appropriate to a high quality resort area;
- (C) It is of mutual interest to the Developer and the Village that a portion of the improvements to be built on the Lands be occupied in a manner which will maximize the number of people visiting and staying at the Village Centre, and which will encourage retail and commercial growth along Esplanade Avenue, St. Alice Street and Lillooet Avenue;
- (D) The Developer has proposed a form of development for the Lands within a single integrated structure of one building containing 10 storeys consisting of a commercial/retail component on the ground floor, a hotel component on the second, third and fourth floors and a residential component on the fourth to tenth floors, (herein collectively called the "Development");
- (E) Section 219 of the *Land Title Act*, R.S.B.C. 1996 c.250 provides that a covenant, whether of a negative or positive nature, in respect of the use of land or the use of a building on or to be erected on land, in favour of a Village, may be registered as a charge against the title to that land.

NOW THEREFORE THIS AGREEMENT WITNESSETH that pursuant to Section 219 of the *Land Title Act*, and in consideration of the premises and the mutual covenants and agreements contained herein and the sum of One Dollar (\$1.00) now paid to the Developer by the Village (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. THE DEVELOPER COVENANTS AND AGREES WITH THE VILLAGE THAT:

- 1.1 The Lands shall not be built on except in accordance with this Covenant.
- 1.2 The Development shall be built generally in accordance with the Development Permit and the plans prepared by F. Adab Architect, Inc., dated October 22, 2008, drawings A1.0 to A4.2, and attached hereto as Schedule A.
- 1.3 The Development shall be landscaped generally in accordance with the Development Permit and plans prepared by James Jarvis & Associates Ltd., dated October 14, 2008, numbered L1 to L4, and attached hereto as Schedule B.
- 1.4 Despite that design guidelines are established by the Village, it shall be the sole responsibility of the Developer and its advisors to ensure that all of the improvements and other construction and developments undertaken by the Developer on the Lands shall be of a high quality of design and safety and the Developer shall be fully and solely responsible for all construction and any improvements on the Lands and shall forever discharge and release the Village from any claims or demand of any nature in connection therewith.
- 1.5 The Developer will not at any time construct or place on the Lands, any improvement or fixture unless in each case a development permit (herein called a "Development Permit") in respect of the Lands or portion thereof and the improvements to be erected thereon is first issued to the Developer by the Village and the Developer will ensure that any improvements or fixtures constructed or placed on the Lands fully comply with the plans and specifications approved in writing by the Village pursuant to each Development Permit.
- 1.6 Three separate strata plans for the Development shall be created and registered concurrently at the Land Title Office, one for the hotel component (the "Hotel Strata Plan"), one for the residential component (the "Residential Strata Plan") and one for the commercial/retail component (the "Retail Strata Plan").
- 1.7 The Developer will prepare and register any further covenants (including without limitation one or more section 219 covenants in favour of the Village to address various code relaxation matters to accommodate the integration of the Hotel, the Residential and the Retail Strata Plans), statutory rights of way, easements or other charges required by the Village or any other governmental authority or public utility or such service providers for the provision of utilities, including electricity, natural gas, telephone, cable television, internet and other communication services.
- 1.8 The Developer will prepare and register any covenants, statutory rights of way, easements or other charges required by the Village or any other governmental authority in order to approve the subdivision of the Hotel, Residential and Retail Strata Plans, or to approve the Development or as a condition of issuance of any development, building or occupancy permits.
- 1.9 **Hotel Strata Plan**— The Hotel Strata Plan shall have a minimum of fifteen (15) strata lots (the "Hotel Units"), provided that the Village shall consider, in its sole and unfettered discretion, whether to agree with any proposals which may be made from time to time by the Developer or the Hotel Strata Corporation to reduce the number of Hotel Units within the Hotel Strata Plan to fewer than fifteen (15). The actual Hotel Units shall be more particularly described in the Development Permit for the Lands. The Hotel Units shall be subject to the following requirements:

- 1.9.1 All of the Hotel Units shall be used and operated as one integrated hotel operated in accordance with normal hotel practices and shall not be used or operated for any other use or purpose.
- 1.9.2 All Hotel Units will be made available as fully furnished hotel rooms for use as hotel rooms available to the public and not as private residences, subject to the privileges of Unit Owners as set out in paragraph 1.9.4 herein.
- 1.9.3 All Hotel Units will be operated on a continuous basis as a hotel, with the management of the hotel business, including all Hotel Units and all other areas of the hotel incidental to Hotel Unit rental being undertaken by a professional hotel operator to be approved and selected by the Developer, or after registration of the Hotel Strata Plan in the Land Title Office, to be selected by the strata corporation for the Hotel Strata Plan (the "Hotel Operator").
- 1.9.4 In this paragraph 1.9.4:
- 1.9.4.1 The term "Day" shall mean any period of 24 consecutive hours, commencing at 2:00 p.m. of any day and ending at 2:00 p.m. on the immediately following day.
- 1.9.4.2 The term "Public" shall mean all persons other than the Hotel Unit Owner.
- 1.9.4.3 The term "Booking System" shall mean the hotel room booking system established for the Hotel Strata Plan and operated by the Hotel Operator.
- 1.9.4.4 The term "unit" shall include all hotel bedrooms or sleeping rooms, with ancillary and contiguous living rooms, kitchens, bathrooms and balconies, located on the Hotel Strata Plan.
- 1.9.4.5 The term "Hotel Unit Owner" shall mean the registered owner of a Hotel Unit and his immediate family and where there is more than one registered owner of a Hotel Unit all the registered owners and their immediate families shall together constitute the "Hotel Unit Owner" for that Hotel Unit and where the registered owner is a corporation or corporations all those persons nominated or designated by the corporation or corporations to use the unit shall together with the corporation or corporations constitute the "Hotel Unit Owner" for that Unit, all to the intent that no unit shall have more than one Hotel Unit Owner for the purposes of this paragraph 1.9.4.
- 1.9.4.6 The word "use" shall include sleep, inhabit, or otherwise physically occupy.
- 1.9.4.7 Each and every Hotel Unit now or hereafter created on the Lands shall be used only in the manner provided in paragraphs 1.9.3 and 1.9.4 of this Covenant and each and every Hotel Unit Owner shall use his Hotel Unit only in the manner and to the extent permitted by this paragraph 1.9.4.
- 1.9.4.8 All Hotel Units shall be placed in or listed with a Booking System managed by the Hotel Operator referred to in paragraph 1.9.3 herein, under which the Hotel Units will continuously be made available, subject to paragraphs 1.9.4.9 and 1.9.4.10 herein, for rental to the Public as hotel rooms. Subject to the provisions of paragraph 1.10, the Booking System shall comply with the provisions of this paragraph 1.9.4.
- 1.9.4.9 The Booking System shall require that any Hotel Unit Owner wishing to use his Hotel Unit must first reserve his Hotel Unit by notice to the Booking System in accordance with normal hotel management reservation practices, of his intention to use the Hotel Unit. Except as specified in paragraph

1.9.4.10 of this Covenant all Hotel Units shall be made available for rental to the public by the Hotel Operator and booked on a "first come first served" basis. The Booking System shall provide that except as specified in paragraph 1.9.4.10 of this Covenant no Hotel Unit Owner shall be entitled to any preferred right to occupy his unit but may only apply to reserve his Unit, or any other Units on the Lands in the same manner as any member of the public.

1.9.4.10 The Booking System may provide that a Hotel Unit Owner shall have a preferred right to reserve and use his Hotel Unit for the periods of time listed below provided that the Hotel Unit Owner shall comply with the requirements of this paragraph 1.9.4.10:

1.9.4.10.1 The periods for which the Unit Owner may reserve his unit are:

- (a) from 2:00 p.m. on Friday to 12:00 p.m. on the following Friday for four separate or continuous weeks during the period June 1 to September 30 of each year. For greater clarity, the Hotel Unit Owner may occupy the Hotel Unit for up to 28 days during the period June 1 to September 30 of each year.
- (b) from 2:00 p.m. on the earlier of the Friday before Christmas or December 24, to 12:00 p.m. on the later of the Monday after New Years Day or January 2 of each year.
- (c) from 2:00 p.m. on Friday to 12:00 p.m. on the Monday occurring 10 days thereafter for the "spring break" period as established in the Province of British Columbia, of each year.
- (d) from 2:00 p.m. on Thursday to 12:00 p.m. on Tuesday of the Easter weekend of each year.

1.9.4.10.2 In substitution for the Hotel Unit Owner's rights provided in clause 1.9.4.10.1 herein, the Booking System may agree in writing with a Hotel Unit Owner that the Hotel Unit Owner may reserve his unit for specified days, the total of such number of days not to exceed the total number of days provided for in subparagraph 1.9.4.10.1 in any calendar year.

1.9.4.10.3 In order to exercise this preferred right to occupy his Hotel Unit the Hotel Unit Owner must give 60 days prior written notice to the Booking System specifying the dates for which the Hotel Unit Owner wishes to reserve his unit.

1.9.4.10.4 In the event the unit Owner fails to reserve his Unit as provided in Clause 1.9.4.10.3 he shall only be entitled to reserve or use his Hotel Unit as provided in paragraph 1.9.4.9.

1.9.4.10.5 The Booking System shall provide that in the event a Hotel Unit Owner has reserved a Hotel Unit for his own use and is unable to actually occupy the Hotel Unit for any day for which the Hotel Unit has been reserved by him, such Owner shall forthwith inform the Booking System and make the Hotel Unit available for rental to the public for the period for which the Hotel Unit Owner will be unable to actually occupy the Hotel Unit.

1.10 Despite the provisions of paragraph 1.9, the Village, by resolution of its Council, may upon such terms as it deems appropriate, amend, or release any Hotel Unit from, any or all of the provisions of paragraph 1.9 hereof.

- 1.11 **Residential Strata Plan**—The Residential Strata Plan shall have forty-eight (48) strata lots (the "Residential Units"). The Village may consider, in its sole and unfettered discretion, whether to agree with any proposals which may be made from time to time by the Developer or the Residential Strata Corporation to reduce or increase the number of Residential Units within the Residential Strata Plan.
- 1.12 A minimum of twenty-five percent (25%) of the Residential Units outlined in paragraph 1.11 herein, (the "Restricted Units") shall be restricted and subject to limitations of personal use of such Restricted Unit by the Restricted Unit Owner, as follows:
- 1.12.1 All of the Restricted Units shall be required to be placed into the Booking System for the Hotel Strata Plan, so as to be used and operated in a similar manner as the Hotel Units.
- 1.12.2 All Restricted Units shall be made available as fully furnished suites for use as suites available to the public. Use of Restricted Units as private residences shall be subject to the provisions as set out in paragraph 1.12.4 herein.
- 1.12.3 The use of all Restricted Units shall be managed by the Hotel Operator.
- 1.12.4 In this paragraph 1.12.4:
- 1.12.4.1 The term "Day" shall mean any period of 24 consecutive hours, commencing at 2:00 p.m. of any day and ending at 2:00 p.m. on the immediately following day.
- 1.12.4.2 The term "Public" shall mean all persons other than the Restricted Unit Owner.
- 1.12.4.3 The term "Booking System" shall mean the hotel room booking system established for the Hotel Strata Plan and operated by the Hotel Operator.
- 1.12.4.4 The term "unit" shall include all bedrooms or sleeping rooms, with ancillary and contiguous living rooms, bathrooms, kitchens and balconies, located on the Residential Strata Plan.
- 1.12.4.5 The term "Restricted Unit Owner" shall mean the registered owner of a Restricted Unit and his immediate family and where there is more than one registered owner of a Restricted Unit all the registered owners and their immediate families shall together constitute the "Restricted Unit Owner" for that Restricted Unit and where the registered owner is a corporation or corporations all those persons nominated or designated by the corporation or corporations to use the unit shall together with the corporation or corporations constitute the "Restricted Unit Owner" for that Unit, all to the intent that no unit shall have more than one Restricted Unit Owner for the purposes of this paragraph 1.12.4.5.
- 1.12.4.6 The word "use" shall include sleep, inhabit, or otherwise physically occupy.
- 1.12.4.7 Each and every Restricted Unit now or hereafter created on the Lands shall be used only in the manner provided in paragraphs 1.12.1 to 1.12.4 of this Covenant and each and every Restricted Unit Owner shall use his Restricted Unit only in the manner and to the extent permitted by this paragraph 1.12.4.
- 1.12.4.8 All Restricted Units shall be placed in or listed with the Booking System managed by the Hotel Operator referred to in paragraph 1.9.3 herein, under which the Restricted Units will continuously be made available, subject to paragraphs 1.12.4.9 and 1.12.4.10 herein, for rental to the Public as hotel

suites. Subject to the provisions of paragraph 1.13, the Booking System shall comply with the provisions of this paragraph 1.12.4.8.

1.12.4.9 The Booking System shall require that any Restricted Unit Owner wishing to use his Restricted Unit must first reserve his Restricted Unit by notice to the Booking System in accordance with normal hotel management reservation practices, of his intention to use the Restricted Unit. Except as specified in paragraph 1.9.4.10 of this Covenant all Restricted Units shall be made available for rental to the public by the Hotel Operator and booked on a "first come first served" basis. The Booking System shall provide that except as specified in paragraph 1.9.4.10 of this Covenant no Restricted Unit Owner shall be entitled to any preferred right to occupy his unit but may only apply to reserve his Unit, or any other Units on the Lands in the same manner as any member of the public.

1.12.4.10 The Booking System may provide that a Restricted Unit Owner shall have a preferred right to reserve and use his Restricted Unit for the periods of time listed below provided that the Restricted Unit Owner shall comply with the requirements of this paragraph 1.12.4.10:

1.12.4.10.1 The periods for which the Unit Owner may reserve his unit are:

- (a) from 2:00 p.m. on Friday to 12:00 p.m. on the following Friday for four (4) separate or continuous weeks during the period June 1 to September 30 of each year. For greater clarity, the Restricted Unit Owner may occupy the Restricted Unit for a maximum of 28 days during the period June 1 to September 30 of each year.
- (b) from 2:00 p.m. on Friday to 12:00 p.m. on the following Friday for twenty-six (26) separate or continuous weeks during the periods January 1 to May 31 and October 1 to December 31 of each year.
- (c) from 2:00 p.m. on the earlier of the Friday before Christmas or December 24, to 12:00 p.m. on the later of the Monday after New Years Day or January 2 of each year.
- (d) from 2:00 p.m. on Friday to 12:00 p.m. on the Monday occurring 10 days thereafter for the "spring break" period as established by the public schools in the City of Vancouver, of each year.
- (e) from 2:00 p.m. on Thursday to 12:00 p.m. on Tuesday of the Easter weekend of each year.
- (f) The times set out in paragraphs (c), (d) and (e) in this clause 1.12.4.10.1 are in addition to the maximum number of days set out in paragraphs (a) and (b) of this clause 1.12.4.10.1. For greater clarity, the total number of days each year that a Restricted Unit may be occupied by a Restricted Unit Owner is 235 days.

1.12.4.10.2 In substitution for the Restricted Unit Owner's rights provided in clause 1.12.4.10.1 herein, the Booking System may agree in writing with a Restricted Unit Owner that the Restricted Unit Owner may reserve his unit for specified days, the total of such number of days not to exceed the total number of days provided for in subparagraph 1.12.4.10.1(f) in any calendar year.

1.12.4.10.3 In order to exercise this preferred right to occupy his Restricted Unit the Restricted Unit Owner must give 60 days prior written notice to the Booking System specifying the dates for which the Restricted Unit Owner wishes to reserve his unit.

1.12.4.10.4 In the event the unit Owner fails to reserve his Unit as provided in Clause 1.12.4.10 he shall only be entitled to reserve or use his Restricted Unit as provided in paragraph 1.12.4.9.

1.12.4.10.5 The Booking System shall provide that in the event a Restricted Unit Owner has reserved a Restricted Unit for his own use and is unable to actually occupy the Restricted Unit for any day for which the Restricted Unit has been reserved by him, such Owner shall forthwith inform the Booking System and make the Restricted Unit available for rental to the public for the period for which the Restricted Unit Owner will be unable to actually occupy the Restricted Unit.

- 1.13 At the time of submission of the Residential Strata Plan to the Land Title Office, the Developer shall concurrently register a section 219 restrictive covenant against the Restricted Units to enforce the provisions of paragraph 1.12 hereof.
- 1.14 Despite the provisions of paragraph 1.12, the Village, by resolution of its Council, may upon such terms as it deems appropriate, release any Restricted Unit from any or all of the provisions of paragraph 1.12 hereof.
- 1.15 **Retail Strata Plan**—The Retail Strata Plan shall be comprised of a minimum of three (3) commercial/retail strata lots (the "Retail Units"), with a minimum 7,929 square feet among all of the Retail Units.
- 1.16 At the time of submission of the Retail Strata Plan to the Land Title Office, the Developer shall concurrently register *inter alia* a section 219 restrictive covenant against each of the Retail Units to provide that the Retail Units shall be used only for commercial or retail purposes.
- 1.17 Despite paragraph 1.16 herein, the Developer, at the Developer's option, may use, or permit to be used, the Retail Unit to be located on the southwest corner of the Development, and to be comprised of approximately 560 square feet (the "Future Retail Unit") for purposes other than commercial or retail uses for a period of up to five (5) years from the date of this Agreement. At the end of the said five (5) years, the provision provided in this paragraph 1.17 may be extended for additional five (5) year periods from time to time by mutual consent between the parties hereto.
- 1.18 Despite any provisions contained herein, the parties agree that under no circumstances shall the Future Retail Unit be permitted to be used for residential purposes.
- 1.19 The Retail Units will occupy street level space along Esplanade Avenue, St. Alice Street and Lillooet Avenue. Provided that the Village may consider, in its sole and unfettered discretion, whether to agree with any proposals which may be made from time to time by the Developer or the Retail Strata Corporation to amend the use of or reduce or increase the number of Retail Units within the Retail Strata Plan.

2. IT IS MUTUALLY UNDERSTOOD, AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO THAT:

- 2.1 Nothing contained or implied herein shall prejudice or affect the Village's rights and powers, in the exercise of its functions pursuant to the *Local Government Act* or its rights and powers under all of its public and private statutes, by-laws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Covenant has not been executed and delivered by the Developer;
- 2.2 The covenants set forth herein shall charge the Lands pursuant to section 219 of the *Land Title Act* and shall be covenants the burden of which shall run with the Lands and bind the Lands and every part or parts thereof and shall attach to and run with the Lands and each and every part to

which the Lands may be divided or subdivided whether by subdivision plan, strata plan or otherwise howsoever. The covenants set forth herein shall not terminate if and when the Developer, its successors or assigns become the owner in fee-simple of the Lands or any portion thereof but shall expand to and charge the whole of the fee-simple interest of the Developer, its successors and assigns and shall continue to run with the Lands and bind the Lands and all future owners of the Lands or any portions thereof;

- 2.3 The Village has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Developer other than those contained in this Covenant;
- 2.4 Nothing contained or implied herein shall prejudice or affect the rights and powers of the Village in the exercise of its functions under any public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Covenant had not been executed and delivered by the Developer;
- 2.5 It is further expressly agreed that the benefit of all covenants made by the Developer herein shall accrue solely to the Village and that this Covenant may be modified by agreement of the Village with the Developer, or discharged by the Village, pursuant to the provisions of Section 219(5) of the Land Title Act;
- 2.6 Wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the context or the parties so require and, where the Developer consists of more than one person, the term "Developer" shall mean all such persons jointly and severally;
- 2.7 This Covenant shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrator, successors and assigns; and
- 2.8 The parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Covenant.
- 2.9 The provisions hereof are severable and if any of them is found to be void or unenforceable at law, the remaining provisions hereof will not be affected thereby.

IN WITNESS WHEREOF the parties hereby acknowledge that this agreement has duly executed and delivered Part 1 of *Land Title Act* Forms C and D which are attached hereto and form part of this Agreement.

SCHEDULE A

[Architectural Plans]

PROJECT DATA :

CIVIC ADDRESS :
120-130 ESPLANADE AVE.

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

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

ZONING : C -1 VILLAGE COMMERCIAL

F.S.R. PROPOSED (INCLUDING AMENITY) : 1.995

GROSS RESIDENTIAL AREA : 80,154 S.F. (5,888.49 SQ. M.)

GROSS COMMERCIAL AREA : 7,929 S.F. (736.83 SQ.M.)

NUMBER OF UNITS PROPOSED : 83

NUMBER OF UNITS PER ACRE : 83/0.8 = 78.75

AMENITY AREA (REQUIRED) : 3229 SQ.FT (300.00 SQ.M.)

AMENITY AREA (PROVIDED) : 3305 SQ.FT (307.04 SQ.M.)

NO. OF STORIES : 10

BUILDING HEIGHT :
(TO THE MIDDLE OF THE PITCH ROOF) 112 FT. (34.14 M.)

SITE COVERAGE (FIRST FLOOR) : 89%

SITE COVERAGE (TYPICAL FLOORS) : 25%

SETBACKS (FIRST FLOOR) :
NORTH PROPERTY LINE : Min 8'-0" (2.44 M)
SOUTH PROPERTY LINE : Min 4'-0" (1.22 M)
EAST PROPERTY LINE : 0
WEST PROPERTY LINE : Min 8'-0" (1.83 M)

SETBACKS (SECOND FLOOR) :
NORTH PROPERTY LINE : Min 12'-0" (3.66 M)
SOUTH PROPERTY LINE : Min 11'-10" (3.61 M)
EAST PROPERTY LINE : Min 18'-0" (4.88 M)
WEST PROPERTY LINE : Min 6'-0" (1.83 M)

SETBACKS (TYPICAL FLOORS) :
NORTH PROPERTY LINE : Min 12'-0" (3.66 M)
SOUTH PROPERTY LINE : Min 161'-8" (49.28 M)
EAST PROPERTY LINE : Min 18'-6" (5.64 M)
WEST PROPERTY LINE : Min 6'-0" (1.83 M)

PROPOSED RESIDENTIAL UNITS :

HOTEL SUITES	16
ONE BED ROOM	12
ONE BED ROOM + DEN	5
TWO BED ROOM	23
TWO BEDROOM + DEN	8
TOTAL HOTEL SUITES	15
TOTAL RESIDENTIAL UNITS	48

PARKINGS STATISTICS :

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

	REQUIRED :	PROVIDED :
RESIDENTIAL	64	65
HOTEL SUITES	15	15
VISITOR (TOTAL)	10	10
COMMERCIAL	25	25
TOTAL PARKING	116	116

RESIDENTIAL/COMMERCIAL
LOADING BAY PROVIDED : 1



DRAWING LIST:

- A 1.0 PROJECT DATA
- A 1.1 CONTEXT PLAN
- A 1.2 SITE PHOTOS
- A 1.3 WEST COLOURED ELEVATION
- A 1.4 NORTH COLOURED ELEVATION
- A 1.5 SITE PLAN
- A 2.1 FIRST FLOOR PLAN
- A 2.2 SECOND FLOOR PLAN
- A 2.3 THIRD FLOOR PLAN
- A 2.4 FOURTH FLOOR PLAN
- A 2.5 5TH - 8TH FLOOR PLANS
- A 2.6 NINTH FLOOR PLAN
- A 2.7 TENTH FLOOR PLAN
- A 2.8 ROOF PLAN
- A 3.1 NORTH ELEVATION
- A 3.2 WEST ELEVATION
- A 3.3 SOUTH ELEVATION
- A 3.4 EAST ELEVATION
- A 4.1 SECTION A
- A 4.2 SECTION B & C

RESIDENTIAL/HOTEL OPTION

CONTACT LIST:

OWNER : BRCA GROUP OF COMPANIES 3 - 1880 LLOYD AVENUE NORTH VANCOUVER, B.C. TEL : 604 987 9899 FAX : 604 987 9882	ARCHITECT : F. ADAMS ARCHITECTS INC. 8130-1600 ROOSEVELT CRESCENT NORTH VANCOUVER, BC TEL : 604 987 9333 FAX : 604 987 9333	LAND SURVEYOR : MORGAN STEWART & CO. 1856 SEYMOUR STREET VANCOUVER, B.C. TEL : 604 687 0088 FAX : 604 686 0071	LANDSCAPE ARCHITECT : JAMES JARVIS & ASSOCIATES LTD. 30-223 EAST 11TH STREET NORTH VANCOUVER, B.C. TEL : 604 980 2284 FAX : 604 983 2423	CIVIL ENGINEER : APLIN & MARTIN 201 - 1848 82ND AVENUE SURREY, B.C. TEL : 604 8678088 FAX : 604 867 8081	GEOTECHNICAL : JETCH CONSULTANT INC. 110 - 3683 HENNING DRIVE SURREY, B.C. TEL : 604 299 8977 FAX : 604 299 8941
---	---	--	--	--	--



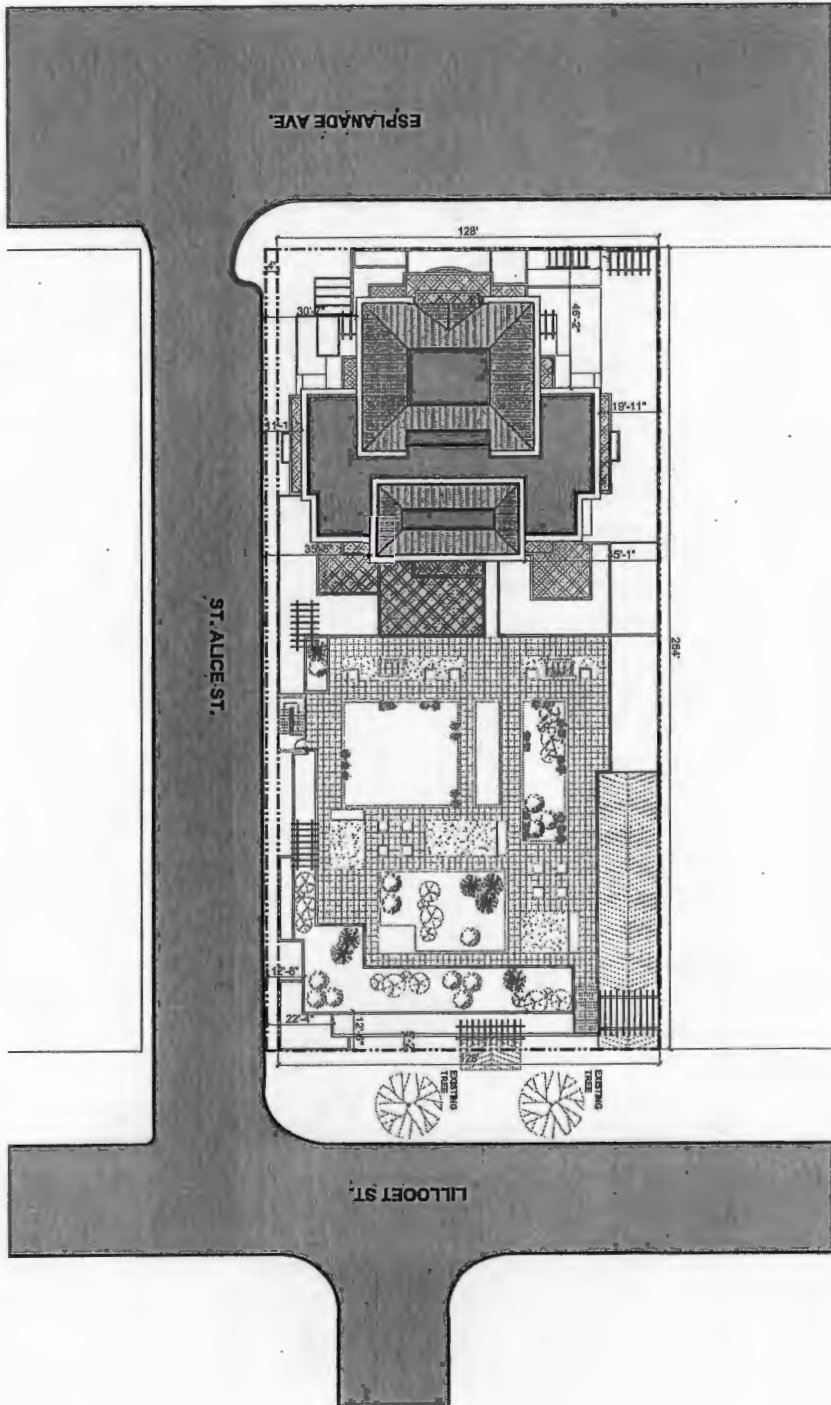
DRAWING TITLE:
PROJECT DATA

PROJECT TITLE:
HARRISON HOT SPRING MIXED-USE DEVELOPMENT
ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRING, BC

DATE: OCT 25/88
SCALE: NA
DESIGN: P.A.
DRAWN: B.A.
PROJECT NO: 0983

SHEET NO:
A1.0

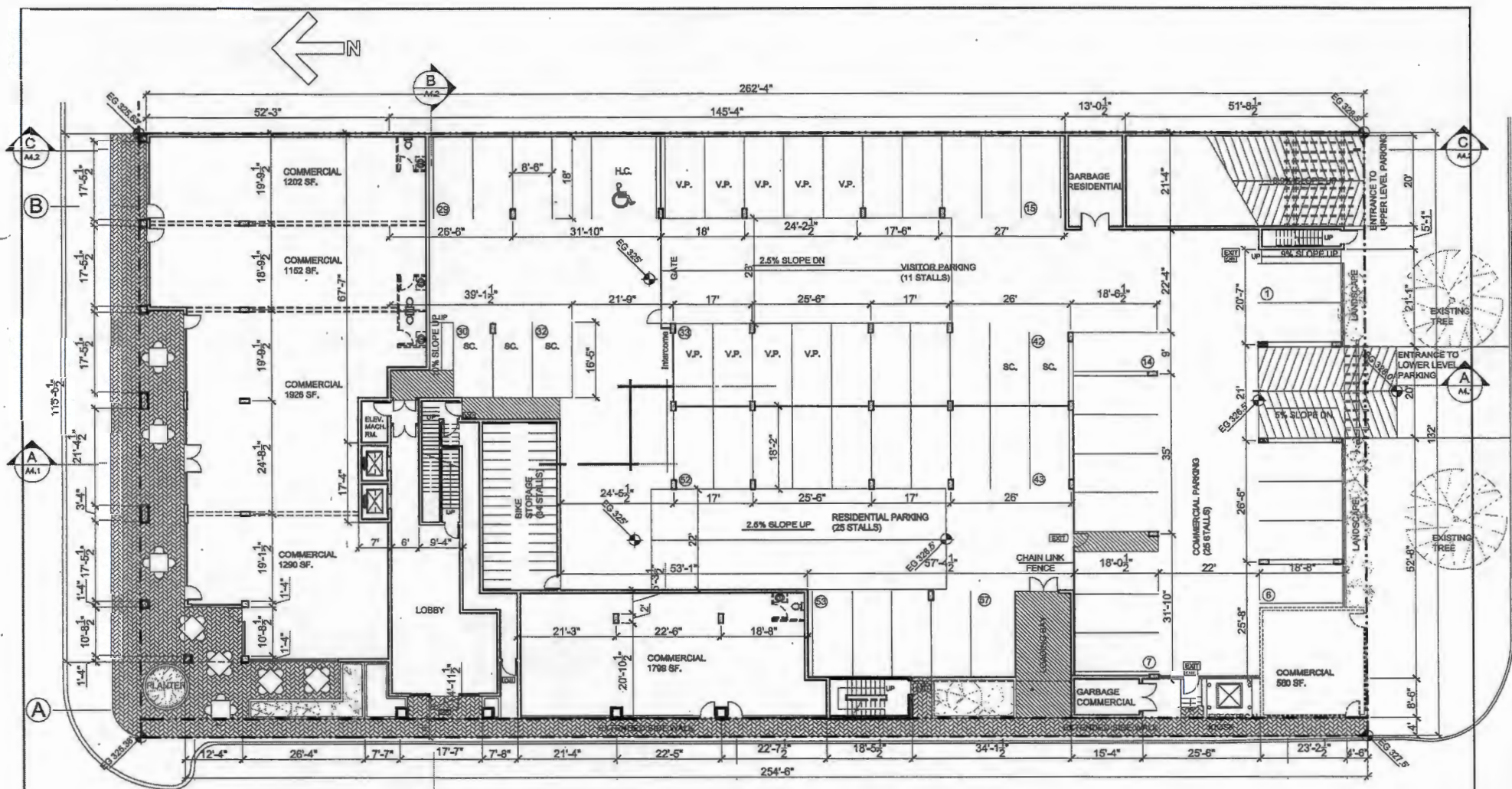
SITE PLAN



DRAWING TITLE
SITE PLAN

PROJECT TITLE:
**HARRISON HOT SPRING
 MIXED USE DEVELOPMENT**
 ADDRESS:
 120 -130 ESPLANADE AVE
 HARRISON HOT SPRING, BC

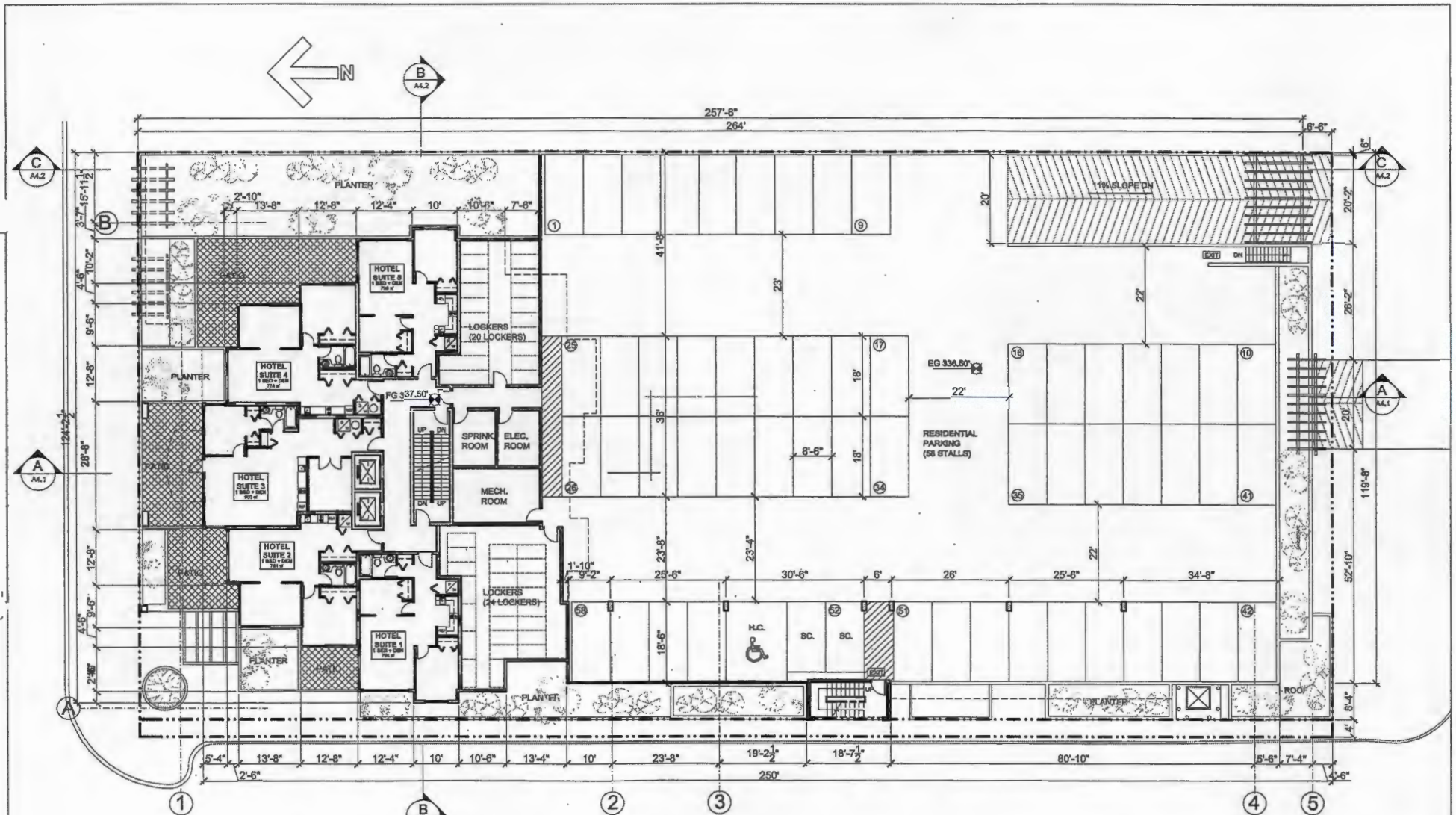
DATE:	OCT 2008	SHEET NO.:
SCALE:	1/8" = 1'-0"	A1.5
DESIGNER:	P.A.	
DRAWN:	A.A.	
PROJECT NO.:	0003	



FIRST FLOOR PLAN

COMMERCIAL = 7929 SQ. FT.
COMMON AREA = 1576 SQ. FT.

	DRAWING TITLE:	PROJECT TITLE:	DATE:	SHEET NO.:
	FIRST FLOOR PLAN	HARRISON HOT SPRING MIXED-USE DEVELOPMENT	OCT 2008	A2.1
	ADDRESS:		DESIGNER:	
	130 - 130 ESPLANADE AVE.		P.A.	
	HARRISON HOT SPRING, BC		DRAWING:	
			A.A.	
			PROJECT NO. 0803	



SECOND FLOOR PLAN

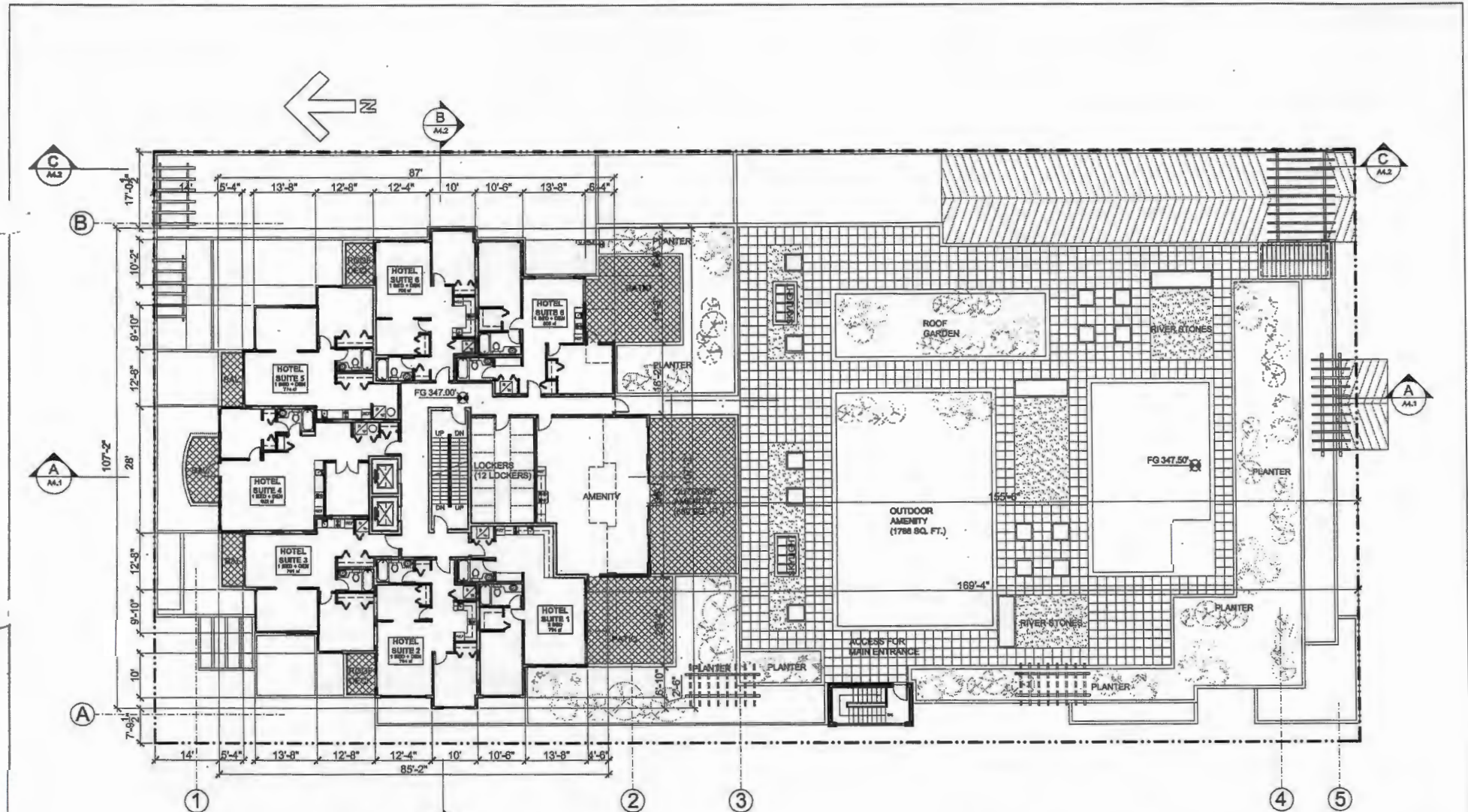
**RESIDENTIAL = 3,849 SQ. FT.
COMMON AREA = 719 SQ. FT.**



DRAWING TITLE:
SECOND FLOOR PLAN

PROJECT TITLE:
HARRISON HOT SPRING MIXED-USE DEVELOPMENT
ADDRESS:
120-130 ESPLANADE AVE.
HARRISON HOT SPRING, BC

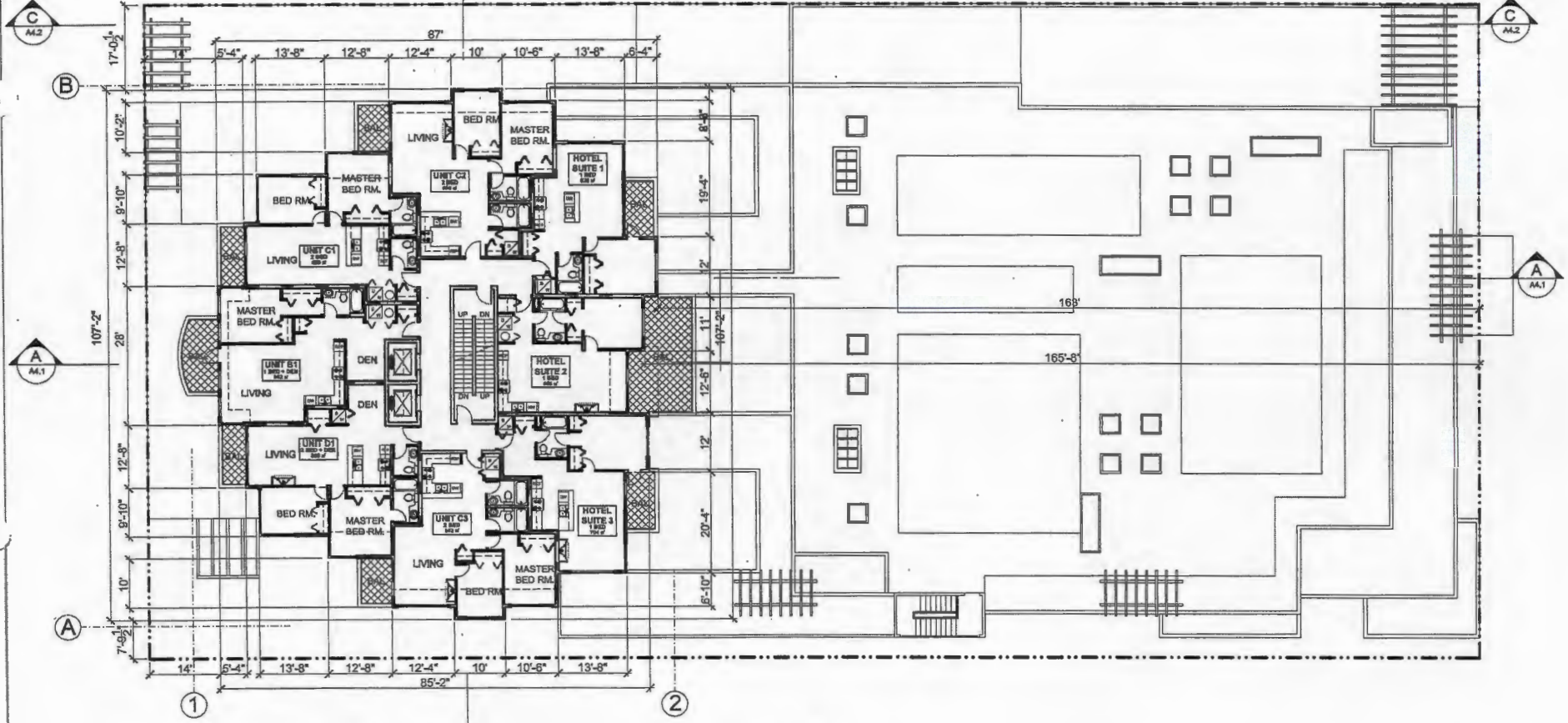
GATE:	OCT 2208	SHEET NO.:	
SCALE:	1/8" = 1'-0"		
DESIGN:	P.A.		
DRAWN:	A.A.		A2.2
PROJECT NO.:	8863		



THIRD FLOOR PLAN

RESIDENTIAL = 5,582 SQ. FT.
AMENITY = 848 SQ. FT.
COMMON AREA = 879 SQ. FT.

	DRAWING TITLE:	PROJECT TITLE:	DATE:	SHEET NO.:
	THIRD FLOOR PLAN	HARRISON HOT SPRING MIXED-USE DEVELOPMENT	OCT 2009	
		120-430 ESPLANADE AVE.	SCALE: 1/2" = 1'-0"	
		HARRISON HOT SPRING, SC	DESIGN: P.A.	
			DRAWN: A.A.	A2.3
		PROJECT NO. 0909		



FOURTH FLOOR PLAN

**RESIDENTIAL = 6,316 SQ. FT.
COMMON AREA = 775 SQ. FT.**

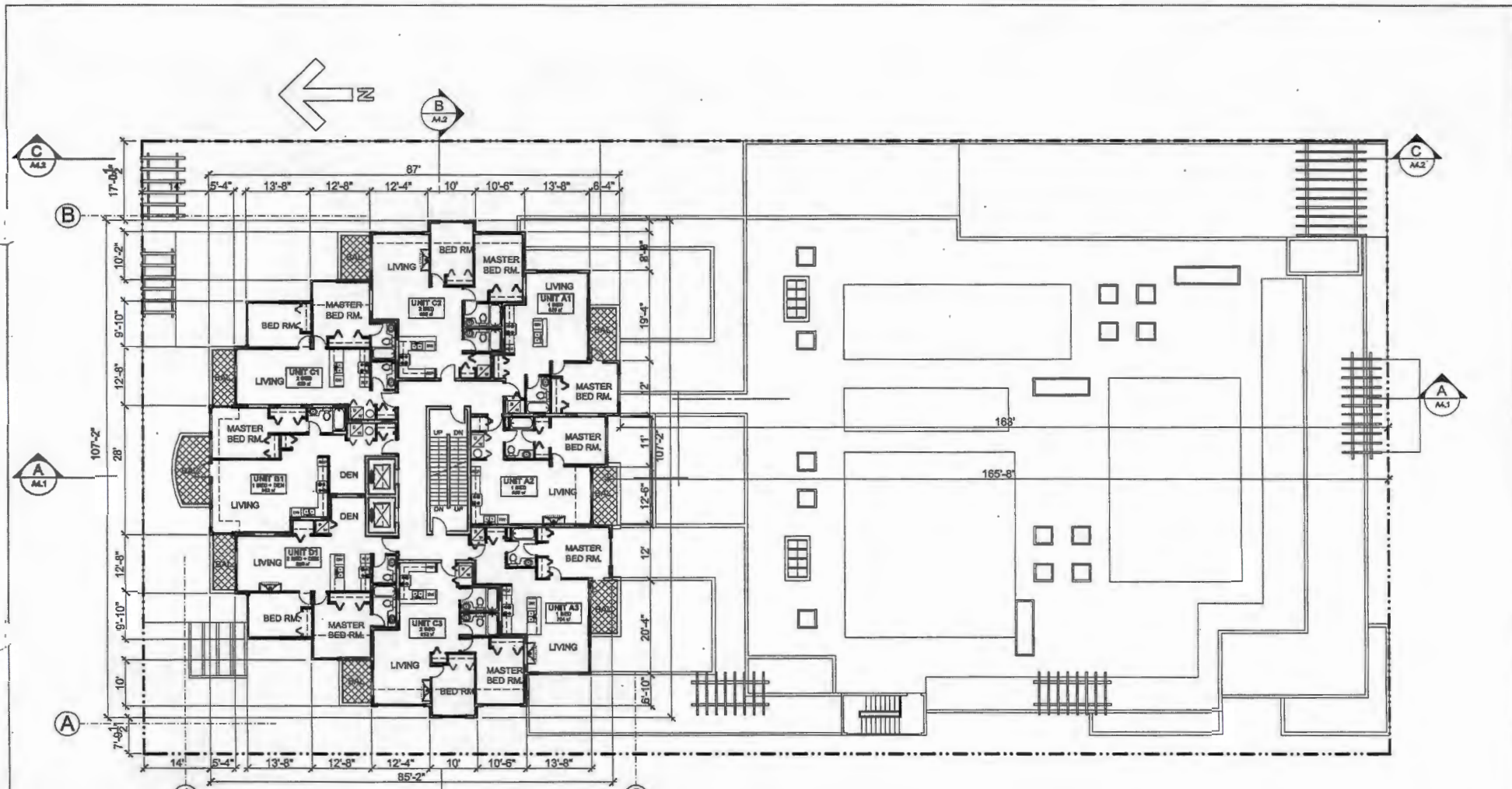


DRAWING TITLE:
**4TH
FLOOR PLANS**

PROJECT TITLE:
**HARRISON HOT SPRING
MIXED-USE DEVELOPMENT**
ADDRESS:
120-130 ESPLANADE AVE,
HARRISON HOT SPRING, BC

DATE: OCT 2008
SCALE: 1/8" = 1'-0"
DESIGN: F.A.
DRAWN: A.A.
PROJECT NO: 0503

SHEET NO:
A2.4



FIFTH TO EIGHTH FLOOR PLANS (TYP.)

**RESIDENTIAL = 6,316 SQ. FT.
COMMON AREA = 775 SQ. FT.**

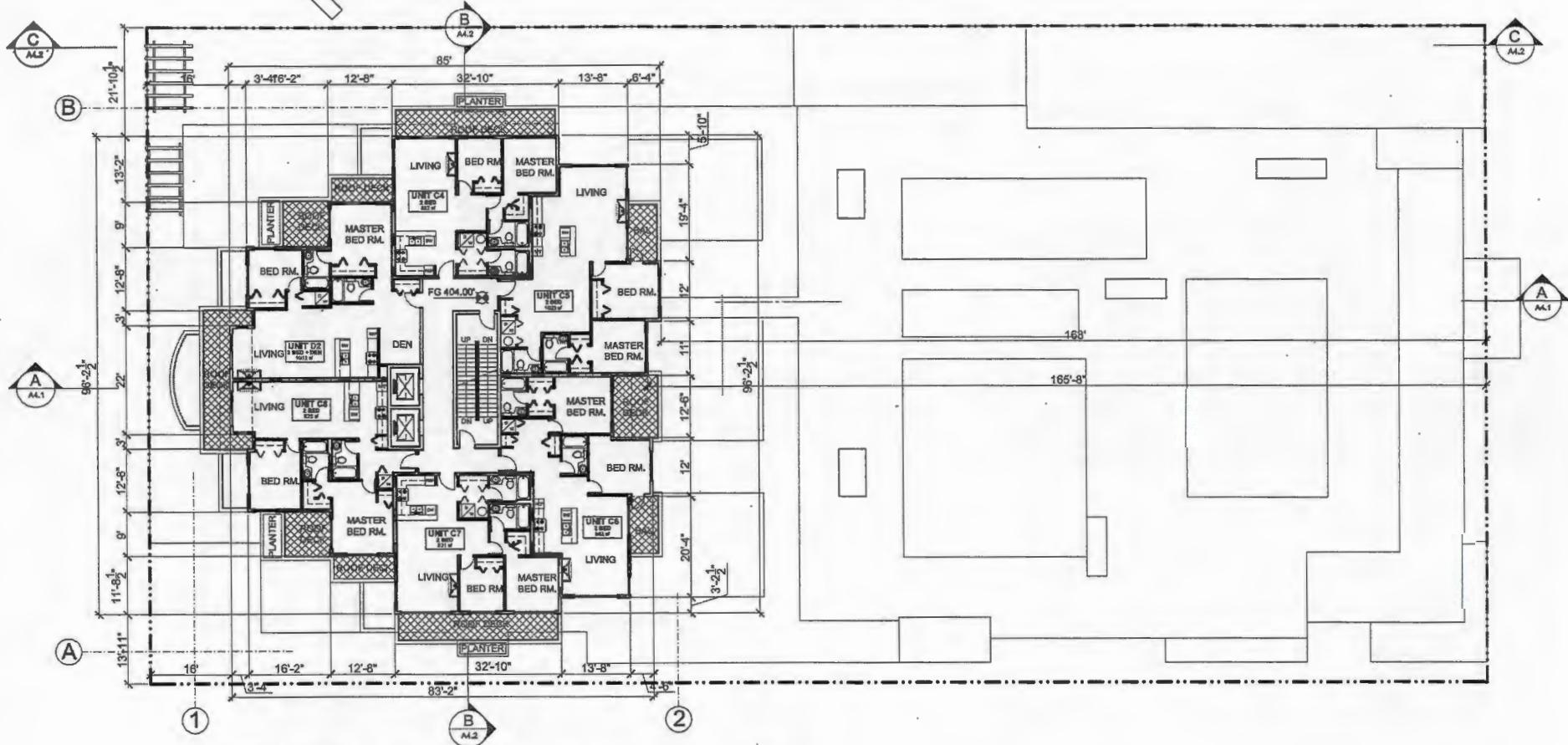
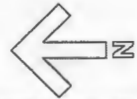


DRAWING TITLE:
6TH TO 8TH FLOOR PLANS

PROJECT TITLE:
HARRISON HOT SPRING MIXED-USE DEVELOPMENT
ADDRESS:
120-130 ESPLANADE AVE.
HARRISON HOT SPRING, BC

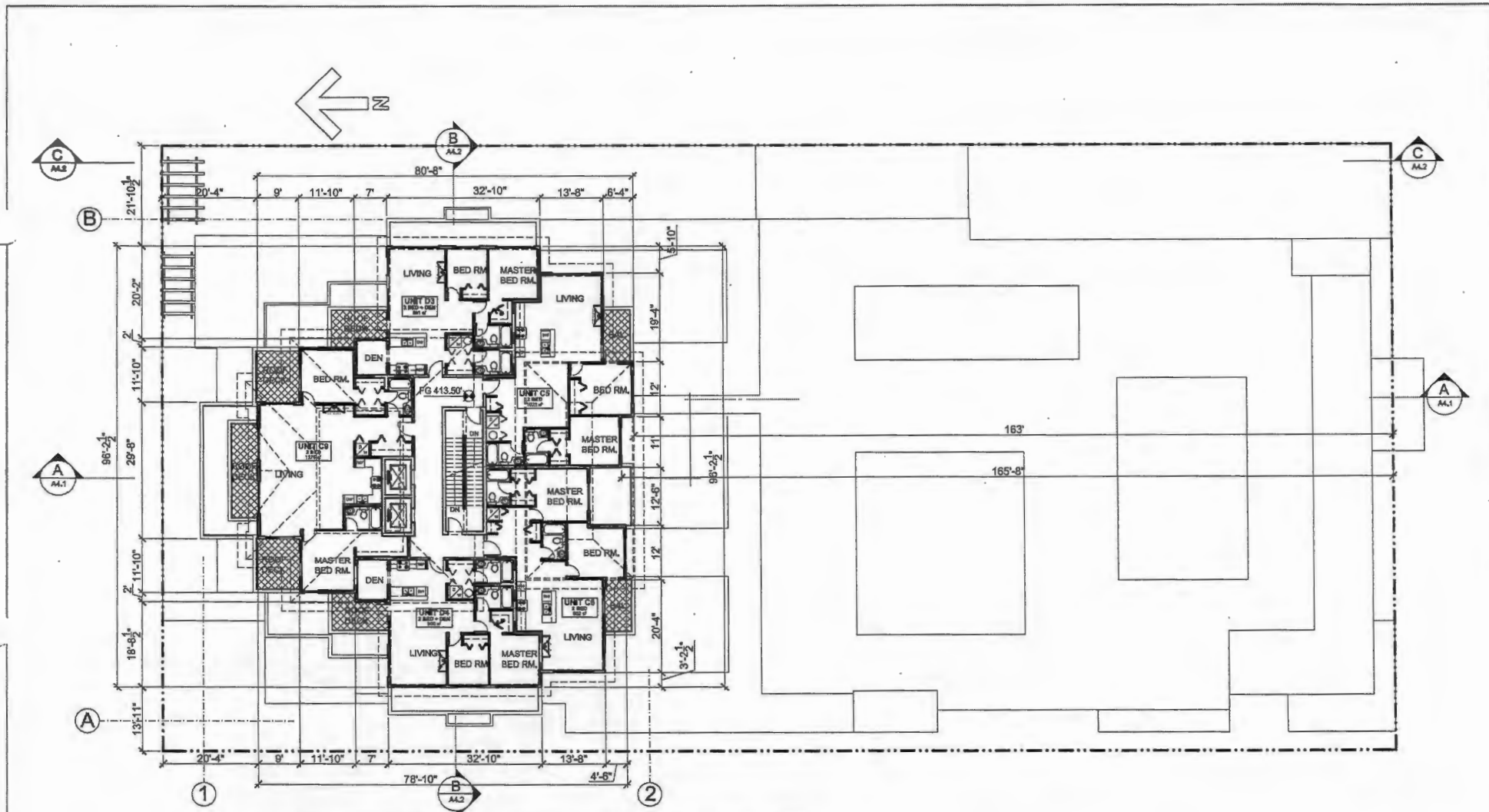
DATE: OCT 25/08
SCALE: 1/32" = 1'-0"
DESIGN: P.A.
DRAWN: A.A.
PROJECT NO.: 0593

SHEET NO.:
A2.5



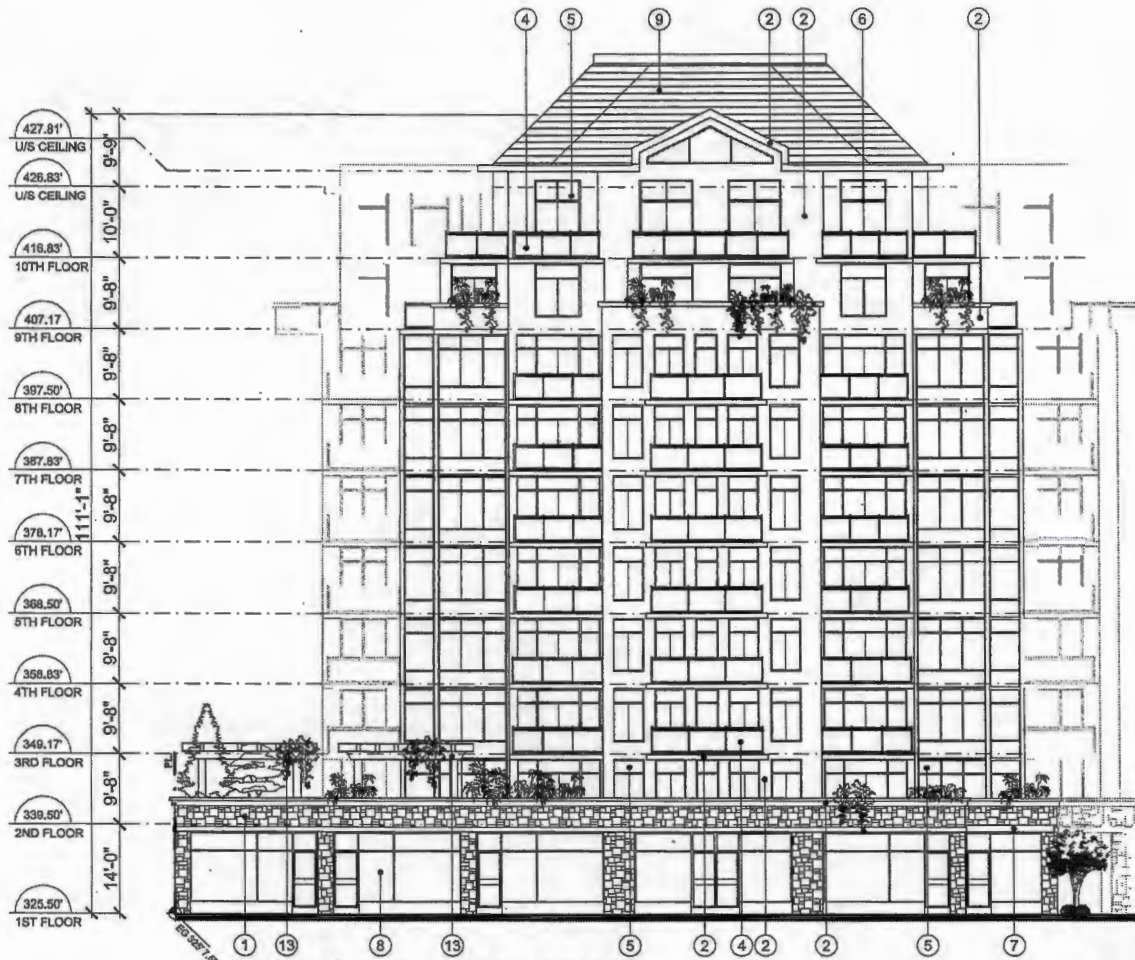
NINTH FLOOR PLAN **RESIDENTIAL = 5,585 SQ. FT.**
COMMON AREA = 729 SQ. FT.

	DRAWING TITLE: NINTH FLOOR PLAN	PROJECT TITLE: HARRISON HOT SPRING MIXED-USE DEVELOPMENT	DATE: OCT 23/05	SHEET NO.:
		ADDRESS: 120 -130 ESPLANADE AVE, HARRISON HOT SPRING, BC	SCALE: 1/2" = 1'-0"	A2.6
			DESIGNER: F.A.	
			DRAWN: A.A.	
			PROJECT NO: 0803	



TENTH FLOOR PLAN RESIDENTIAL = 5,051 SQ. FT.
COMMON AREA = 729 SQ. FT.

	DRAWING TITLE:	PROJECT TITLE:	DATE:	SHEET NO.:
	TENTH FLOOR PLAN	HARRISON HOT SPRING MIXED-USE DEVELOPMENT	1/20/11	A2.7
		ADDRESS:	DESIGNER:	
		120-130 ESPLANADE AVE.	F.A.	
		HARRISON HOT SPRING, BC	DRAWN BY:	
			PROJECT NO.:	



LEGEND

- ① NATURAL STONE CLADDING
- ② PAINTED CONCRETE
- ②A PAINTED CONCRETE BLOCK WALL
- ③ ALUMINUM RAILING - BLACK FINISH
- ④ GLASS - CLEAR
- ⑤ GLAZING - GREEN TINT
- ⑧ GLAZING MULLION - BLACK FINISH
- ⑦ GLAZED CANOPY - CLEAR GLASS W/ BLACK FRAME
- ⑧ COMMERCIAL STOREFRONT - GREEN TINT GLASS W/ BLACK FRAME
- ⑨ METAL ROOF - GREEN
- ⑩ ALUMINUM SCREEN - BLACK FINISH
- ⑪ ALUMINUM O.H. SECURITY DOOR - BLACK FINISH
- ⑫ ALUMINUM GATE - BLACK FINISH
- ⑬ WOOD TRELLIS - CLEAR STAIN FINISH

NORTH ELEVATION

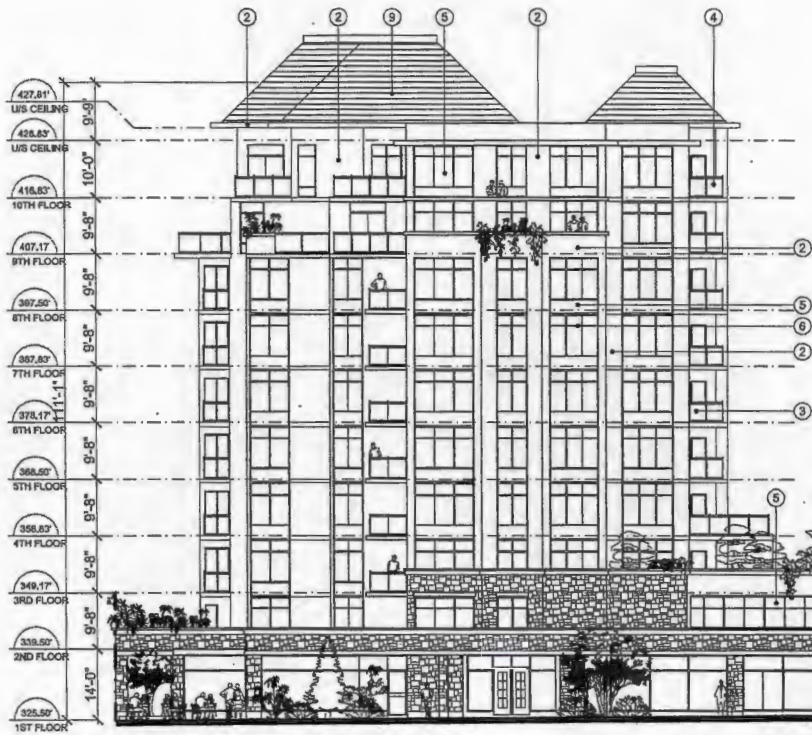


DRAWING TITLE:
NORTH ELEVATION

PROJECT TITLE:
HARRISON HOT SPRING MIXED-USE DEVELOPMENT
ADDRESS:
120-130 ESPLANADE AVE.
HARRISON HOT SPRINGS, BC

DATE: OCT 22/08
SCALE: 1/8" = 1'-0"
DESIGNER: P.A.
DRAWN: A.J.A.
PROJECT NO: 0643

SHEET NO:
A3.1



WEST ELEVATION

LEGEND

- ① NATURAL STONE CLADDING
- ② PAINTED CONCRETE
- ② PAINTED CONCRETE BLOCK WALL
- ③ ALUMINUM RAILING - BLACK FINISH
- ④ GLASS - CLEAR
- ⑤ GLAZING - GREEN TINT
- ⑥ GLAZING MULLION - BLACK FINISH
- ⑦ GLAZED CANOPY - CLEAR GLASS W/ BLACK FRAME
- ⑧ COMMERCIAL STOREFRONT - GREEN TINT GLASS W/ BLACK FRAME
- ⑨ METAL ROOF - GREEN
- ⑩ ALUMINUM SCREEN - BLACK FINISH
- ⑪ ALUMINUM O.H. SECURITY DOOR - BLACK FINISH
- ⑫ ALUMINUM GATE - BLACK FINISH
- ⑬ WOOD TRELLIS - CLEAR STAIN FINISH

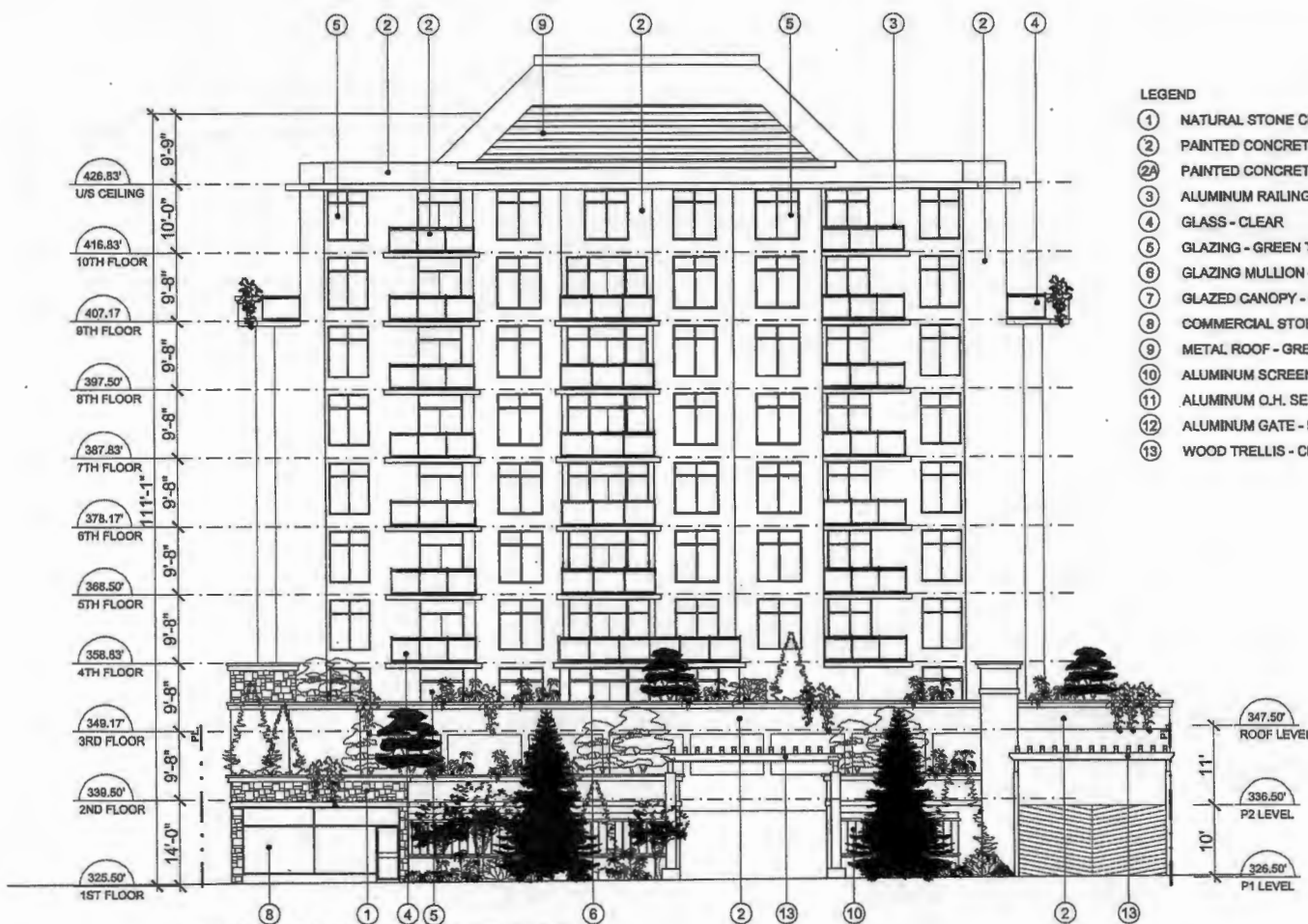


DRAWING TITLE:
WEST ELEVATION

PROJECT TITLE:
**HARRISON HOT SPRING
MIXED-USE DEVELOPMENT**
ADDRESS:
120-130 ESPLANADE AVE,
HARRISON HOT SPRING, BC

DATE: OCT 2019
SCALE: 1/8" = 1'-0"
DESIGNER: P.A.
DRAWING: A.A.
PROJECT NO: 0563

SHEET NO:
A3.2



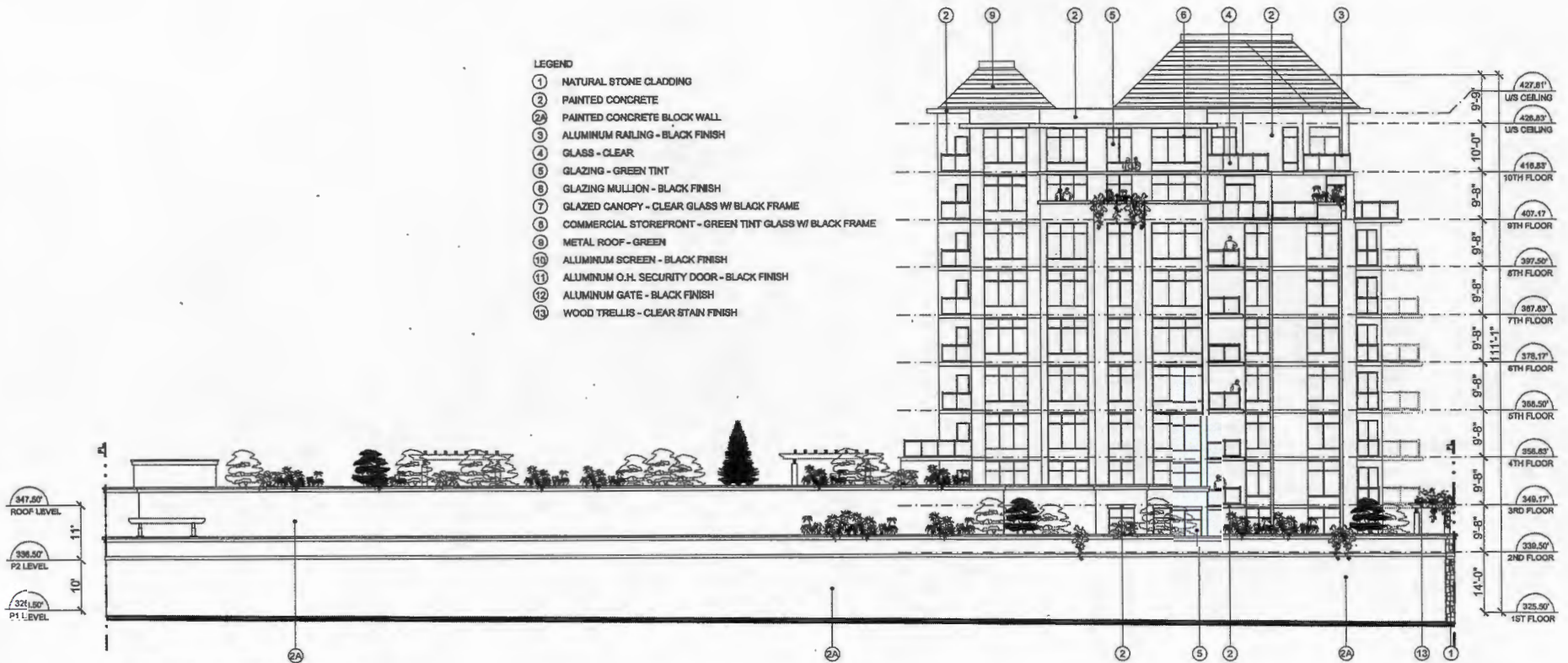
- LEGEND**
- ① NATURAL STONE CLADDING
 - ② PAINTED CONCRETE
 - ②A PAINTED CONCRETE BLOCK WALL
 - ③ ALUMINUM RAILING - BLACK FINISH
 - ④ GLASS - CLEAR
 - ⑤ GLAZING - GREEN TINT
 - ⑥ GLAZING MULLION - BLACK FINISH
 - ⑦ GLAZED CANOPY - CLEAR GLASS W/ BLACK FRAME
 - ⑧ COMMERCIAL STOREFRONT - GREEN TINT GLASS W/ BLACK FRAME
 - ⑨ METAL ROOF - GREEN
 - ⑩ ALUMINUM SCREEN - BLACK FINISH
 - ⑪ ALUMINUM O.H. SECURITY DOOR - BLACK FINISH
 - ⑫ ALUMINUM GATE - BLACK FINISH
 - ⑬ WOOD TRELLIS - CLEAR STAIN FINISH

SOUTH ELEVATION

	DRAWING TITLE:	PROJECT TITLE:	DATE:	OCT 22/08	SHEET NO.:
	SOUTH ELEVATION	HARRISON HOT SPRING MIXED-USE DEVELOPMENT	SCALE:	1/8" = 1'-0"	A3.3
	ADDRESS:	DESIGNER:	P.A.		
	120-130 ESPLANADE AVE. HARRISON HOT SPRING, BC	DRAWN:	J.A.		
			PROJECT NO.:	5803	

LEGEND

- ① NATURAL STONE CLADDING
- ② PAINTED CONCRETE
- ②A PAINTED CONCRETE BLOCK WALL
- ③ ALUMINUM RAILING - BLACK FINISH
- ④ GLASS - CLEAR
- ⑤ GLAZING - GREEN TINT
- ⑥ GLAZING MULLION - BLACK FINISH
- ⑦ GLAZED CANOPY - CLEAR GLASS W/ BLACK FRAME
- ⑧ COMMERCIAL STOREFRONT - GREEN TINT GLASS W/ BLACK FRAME
- ⑨ METAL ROOF - GREEN
- ⑩ ALUMINUM SCREEN - BLACK FINISH
- ⑪ ALUMINUM O.H. SECURITY DOOR - BLACK FINISH
- ⑫ ALUMINUM GATE - BLACK FINISH
- ⑬ WOOD TRELLIS - CLEAR STAIN FINISH



EAST ELEVATION



DRAWING TITLE:
EAST ELEVATION

PROJECT TITLE:
HARRISON HOT SPRING MIXED-USE DEVELOPMENT
ADDRESS:
120-130 ESPLANADE AVE.
HARRISON HOT SPRING, BC

DATE: OCT 2209
SCALE: 1/20" = 1'-0"
DESIGNER: F.A.
DRAWN: A.A.
PROJECT NO: 0443

SHEET NO:
A3.4

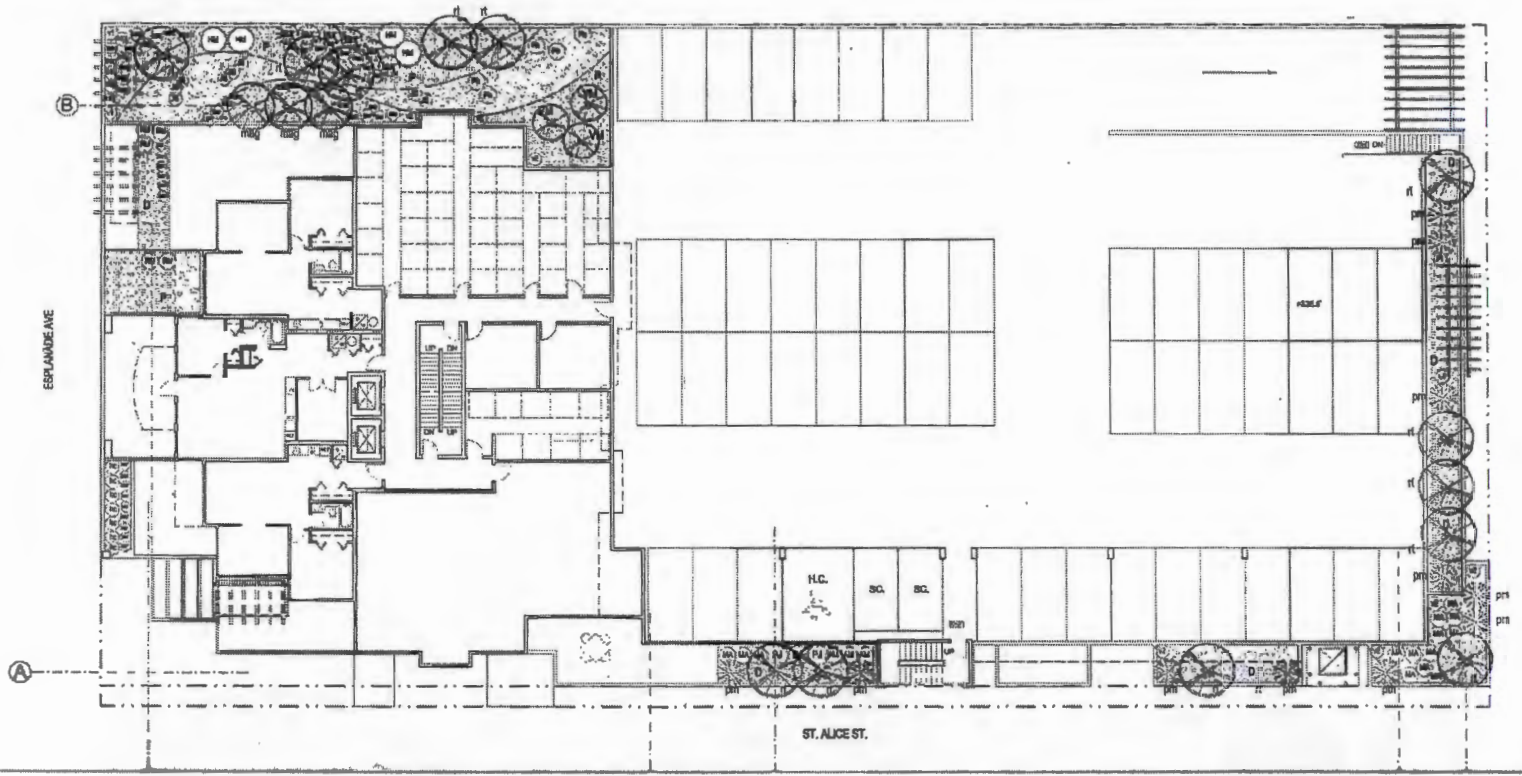
SCHEDULE B

[Landscaping Plans]

24 x 36 IMPERIAL

P.S. Name -

M.S. Name -



rev. Oct. 14/08 Plant Court. JJ

1/11

JAMES JARVIS & ASSOCIATES LTD.
 LANDSCAPE ARCHITECTS & CPTED PLANNERS
 103-130 Esperanza Ave.,
 Vancouver, BC V6P 4C4

project
 HARRISON HOT SPRINGS School Bus
 Development, 103-130 Esperanza Ave.,
 Vancouver, BC V6P 4C4, for BCRA

landscape
**LANDSCAPE: 2nd Floor
 Site/Planting Plan**

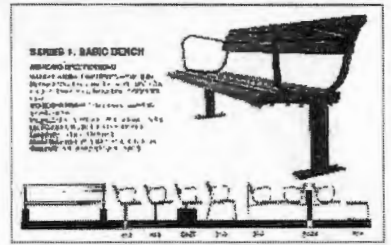
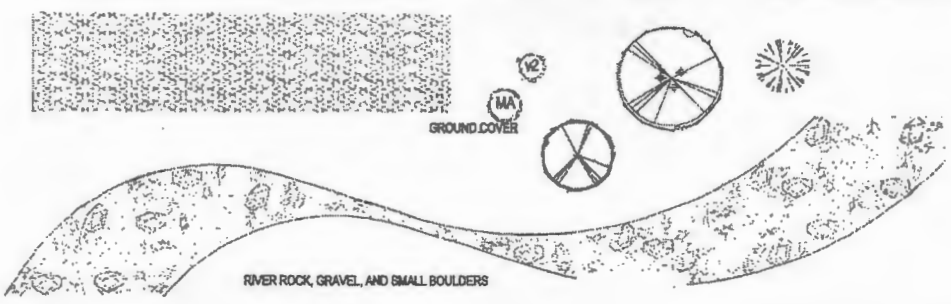
revision
 Public Meeting Oct. 2008

Copyright material. This plan and design are, and all
 its parts, remain the property of James Jarvis &
 Associates Ltd. and cannot be used or reproduced
 without written permission.

drawn by
 OCT. 06, 2008
 scale
 1" = 10' 0"

checked by
 JJJ

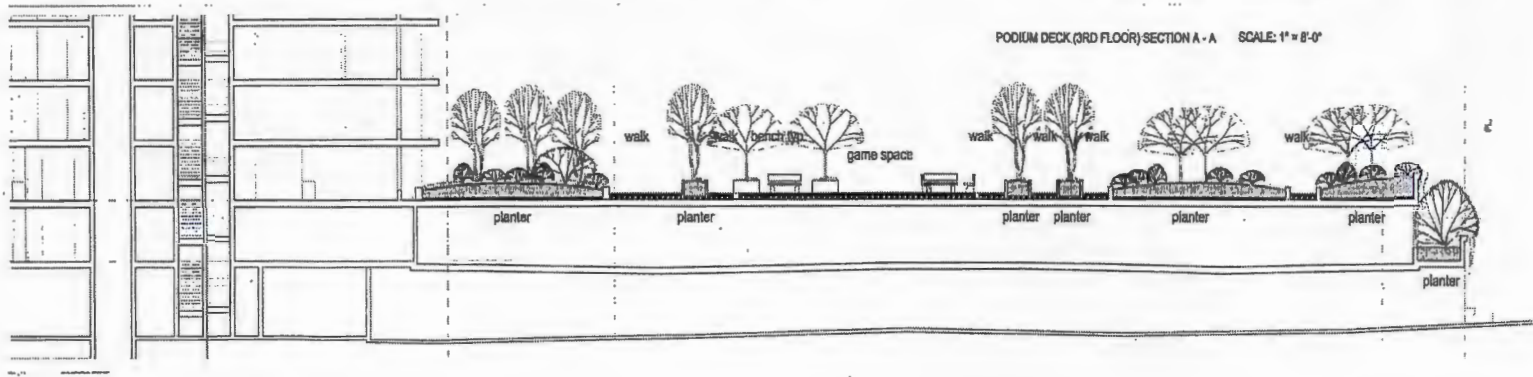
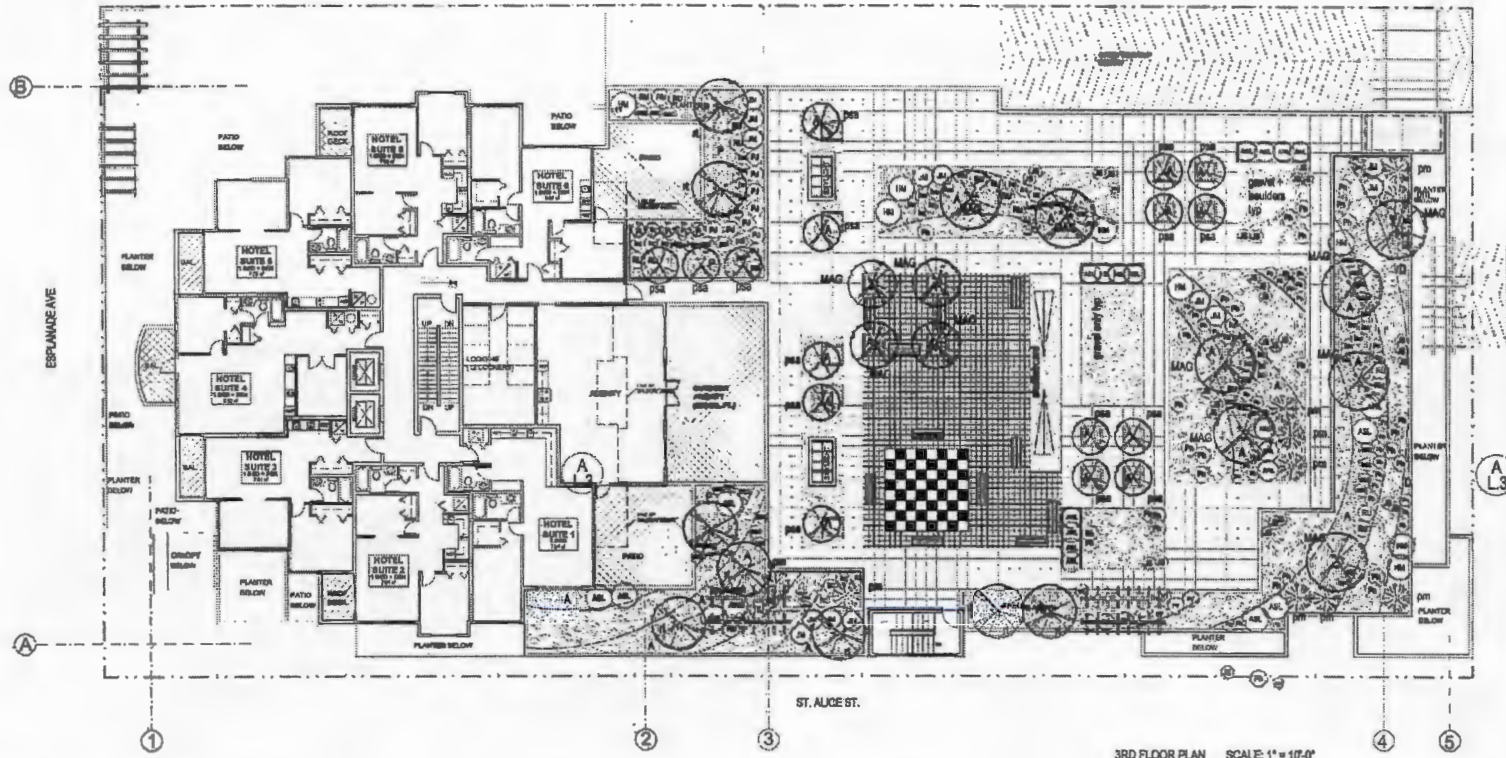
sheet no.
L2
 of four



drawn by
 OCT. 06, 2008
 scale
 1" = 10' 0"

checked by
 JJJ

sheet no.
L2
 of four



ref: Oct. 14/08 Plant cont. JJ

JAMES JARVIS & ASSOCIATES LTD.
 LANDSCAPE ARCHITECTS & CITY PLANNERS

project: HARBOUR HOT SPRINGS Mixed Use Development, 102-150 Esplanade Ave., Harbour Hot Springs, BC for BCCA.

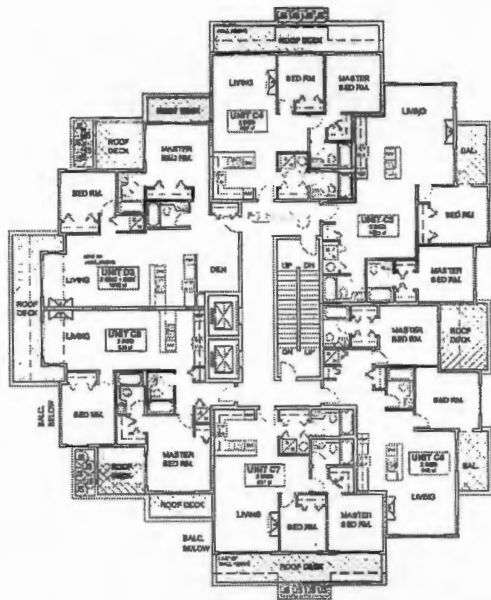
client: BCCA

title: LANDSCAPE: Podium Deck Site/Planting Plan/Section

issued: Public Meeting Oct. 28, 2008

Copyright reserved. This plan and design are, and all its parts, remain the property of James Jarvis & Associates Ltd. and cannot be used or reproduced without written permission.

drawn by: [signature] checked by: [signature] dated: Oct. 02, 2009
 scale: 1" = 8'-0" sheet no.: L3



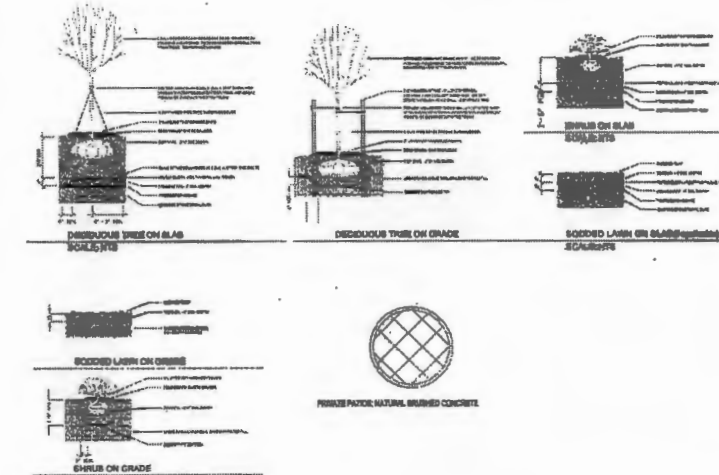
9th FLOOR PLAN SCALE 1" = 10'-0"

PLANT LIST

NO.	SYM.	PLANT NAME	HT.	DB.	FR.	FR.
1	1	RED SPINACH	200 DB	DB	1	1
2	2	RED SPINACH	150 DB	DB	1	1
3	3	RED SPINACH	100 DB	DB	1	1
4	4	RED SPINACH	75 DB	DB	1	1
5	5	RED SPINACH	50 DB	DB	1	1
6	6	RED SPINACH	25 DB	DB	1	1
7	7	RED SPINACH	15 DB	DB	1	1
8	8	RED SPINACH	10 DB	DB	1	1
9	9	RED SPINACH	5 DB	DB	1	1
10	10	RED SPINACH	3 DB	DB	1	1
11	11	RED SPINACH	2 DB	DB	1	1
12	12	RED SPINACH	1 DB	DB	1	1
13	13	RED SPINACH	0.5 DB	DB	1	1
14	14	RED SPINACH	0.2 DB	DB	1	1
15	15	RED SPINACH	0.1 DB	DB	1	1

LANDSCAPE NOTES

1. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
2. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
3. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
4. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
5. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
6. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
7. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
8. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
9. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
10. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
11. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
12. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
13. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
14. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.
15. All plants shall be installed in accordance with the specifications and quantities shown on the drawings.



REV: Oct 14/08 Plant count, JJ

JAMES JARVIS & ASSOCIATES LTD.
 LANDSCAPE ARCHITECTS & CITY PLANNERS
 100-130 Esplanade Ave.,
 Harbour North, Victoria, BC V8R 1A6

LANDSCAPE: 9th Floor Site/Planting Plan

Scale: 1" = 10'-0"

Client: J&A
 Date: Oct 2008

Copyright material. This plan and design are, and all items, remain the property of James Jarvis & Associates Ltd. and cannot be used or reproduced without written permission.

Drawn by: [Name] Date: [Date]
 Checked by: [Name] Date: [Date]
 Scale: 1" = 10'-0"

L.4

include the physical retrofitting of identified hazards. The target date for completion of a final draft of the Seismic Review is November 30, 2018.

Three bids were received, and based on the criteria submitted in the RFQ, staff is recommending that Ausenco Engineering Canada, Inc. be awarded the contract to undertake the assessment at a cost of \$14,280.

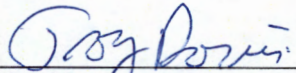
FINANCE:

The Village's contribution to the project in the amount of \$5,000 will be funded from the Federal Gas Tax Funds and is supported by the 2018 -2022 Financial Plan.

RECOMMENDATION:

THAT the contract to undertake a fire hall seismic assessment be awarded to Ausenco Engineering Canada, Inc. at a total cost of \$14,280, of which the Village will pay \$5,000 from Federal Gas Tax reserves, and the remainder to be funded by a Provincial Infrastructure Planning Grant.

Respectfully submitted;

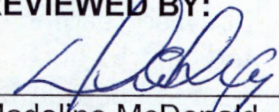


Troy Davis
Infrastructure Manager

REVIEWED BY: (if applicable)

Tracey Jones
Financial Officer

REVIEWED BY:



Dr. Madeline McDonald
Chief Administrative Officer

12(d)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** May 14, 2018
FROM: Troy Davis
 Infrastructure Manager **FILE:** 1240-20
SUBJECT: Purchase of new tractor

ISSUE: Replacement of the New Holland Boomer 20 tractor

BACKGROUND:

The New Holland Boomer 20 tractor that the Village currently owns has had a number of maintenance and repair issues. In addition to those issues there have also been significant challenges in acquiring some of the required spare parts such as tires and mower blades. With these issues in mind a replacement of the tractor was included in the annual budget.

Staff released a Request for Quotes (RFQ) on April 5, 2018 with the closing date of April 26, 2018. The RFQ requested quotes to provide a 20+ horsepower four wheel drive tractor with a front-end-loader, three point hitch, 60" mid-mount mower deck, and canopy. It was also noted that the tractor will be used year-round for mowing lawns, pulling small implements, and possibly clearing sidewalks in winter.

Staff received three quotes, each of which were scored on a matrix. The lead proponent from this scoring was Avenue Machinery in Abbotsford. The tractor that they have quoted on is a Kubota B2301HSD. With a front end loader, mid mount mower deck, and canopy the tractor would cost approximately \$28,000. The same tractor with a full cab instead of a canopy would cost approximately \$36,000. The dealer has also offered a trade in value of \$9,000 for the Boomer 20 tractor. Therefore, the cost of the tractor would be ~\$19,000 with a canopy, or ~\$25,000 with a full cab.

The RFQ required that separate quotes for a full cab for the tractor. The reason for the possible addition of the cab is that the public works staff find it physically challenging to use the current tractor in the winter for clearing snow or other winter work as a canopy provides no protection from the wind. The factory

installed cab that has been quoted includes windshield wipers and a cab heater. It does not include air conditioning.

One of the other two proponents did not offer the option of a cab. Though they did indicate that they would have a soft cab available in the future. The other proponent did offer both soft and hard cab options. However, their unit did not score as well as the proposed unit from Avenue Machinery, and the price quoted with the hard cab was higher than that of the one from Avenue Machinery.

One of the conditions of the RFQ was that the Village reserved the right to request a demonstration unit. The dealer provided staff with a similar unit with a front end loader to evaluate, though without the full cab or mower deck. Staff were impressed, and only had positive comments about the tractor.

If Council agrees to the purchase of the tractor the delivery time depends on whether it includes a factory installed cab or not. Without the cab the delivery time would be 4-5 weeks. It will take 6 weeks for a tractor with a cab.

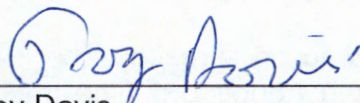
FINANCE:

The 2018-2022 Financial Plan made provision for the purchase of a replacement tractor at cost of up to \$34,000, to be funded from reserves. Other public works capital purchases have come in under budget, leaving room within the current Financial Plan to fund the tractor purchase at a cost of up to \$36,000.

RECOMMENDATION:

THAT Council approve the purchase of a Kubota B2301HSD from Avenue Machinery to include a front end loader, mid mount mower deck, and factory installed cab at a cost of up to \$36,000 to be funded from reserves.

Respectfully submitted;

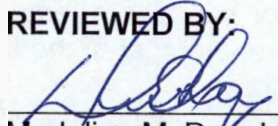


Troy Davis
Infrastructure Manager

REVIEWED BY: (if applicable)

Tracey Jones
Financial Officer

REVIEWED BY:

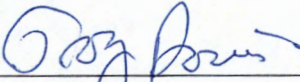


for Madeline McDonald
Chief Administrative Officer

RECOMMENDATION:

THAT Council approve the development of the Road and Bridge Assessment and Active Transportation Plan at a cost of up to \$50,000.00

Respectfully submitted;

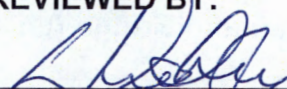


Troy Davis
Infrastructure Manager

REVIEWED BY: (if applicable)

Tracey Jones
Financial Officer

REVIEWED BY:



Madeline McDonald
Chief Administrative Officer

May 4, 2018

The Village of Harrison Hot Springs
PO Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Attention: Debra Key, Corporate Officer

Re: Road and Bridge Inventory and Active Transportation Plan - Engineering Services

COST

TIME

QUALITY

We are pleased to present our proposal for Road and Bridge Inventory and Active Transportation Plan - Engineering Services in response to the Village of Harrison Hot Springs Request.

Background Information

The initial road, storm system, and bridge assessment will be a straightforward field exercise. The Village has a total of 12.3 km of paved roads, with the Ministry controlled roadways totaling an additional 4.6 km. The attached table lists the length of each roadway. The Village also has bridges and culverts as part of the municipal infrastructure.

We herein offer the following work program.

WORK PROGRAM

The following personnel will be utilized on this project:

Matt Cameron, P.Eng.	-	Main Client Contact
Dave Cullen, P.Eng.	-	Senior Transportation Engineer
Greg Stark	-	Road Condition Expert (StarTech Consulting)
Louis Prive	-	Field Review of Pavement Condition / GPS Survey
Lucas Thayer, EIT	-	Field Review of Storm System / GPS Survey
Bryan Chabeniuk	-	GIS Programming / Data Management
Don Bergman, P.Eng.	-	Senior Bridge Structural Engineer (CWMM Consulting Ltd.)

Task 1 - Pavement and Storm System Condition Assessment (Lump Sum of \$12,000)

CTQ will allocate two experienced staff, for a period of approximately one and a half weeks, to conduct a visual assessment of the pavement condition and stormwater systems for the entire Village paved road inventory. The Ministry Roads (Hot Springs Drive and Lillooet Ave.) are the responsibility of the province, but inclusion within the Village condition assessment will support any request for upgrades and or identify maintenance deficiencies. The assessments will include a GPS survey of all stormwater surface structures (manholes, catch basins, culverts, etc) as well as GPS survey of all pipe inverts that are accessible from street level. Road widths will also be surveyed by GPS in order that the City will understand the width of each road and in order to assist with the capital cost estimates. All survey will carry an accuracy of plus or minus ten centimeters. This level of accuracy is consistent with currently accepted standards for GIS systems. These condition assessments will be reported using a standardized methodology, allowing for simplified data handling through the remaining project phases. Daily traffic volumes will be estimated for each section of road aggregated to build a picture of pavement lifespan and usage.

As part of this task we will conduct a 'photo inventory' of all roadways. The photo inventory will be augmented by 'Google Earth street view' and provide a snap shot in time for the specific items of interest for the condition survey.

Task 2 – Bridge and Culvert Condition Assessment (Lump Sum of \$6,000)

CTQ will allocate two experienced staff, for a period of approximately two days, to conduct a visual assessment of the structural condition of the bridges and culverts included within the Village infrastructure inventory. The Hot Springs Drive Bridge will not be included as part of the bridge assessment as the structure is part of responsibility of the province. The attached Bridge Inspection Report form will be used to support the structural assessment. The assessments will include a GPS survey of bridge abutments and culvert inverts that are accessible from street level.

To determine the load rating and operational capacity of the roadway bridges, Don Bergman, P.Eng. will complete visual assessments, and provide recommendations on either load ratings, or the next course of action to determine the load rating. Upon completion of the structural assessment, Don may require a more detailed structural analysis to provide a definitive load rating. His report will detail the next course of action with a budget for any recommended additional structural review. (cost of structural review is \$2,000 and is included with in Task 2 budget).

As part of this task we will conduct a 'photo inventory' of all structures. The photo inventory will be augmented by 'Google Earth street view' and provide a snap shot in time for the specific items of interest for the condition survey.

Task 3 – Inventory in GIS (Lump Sum of \$3,000)

CTQ will collect the 'road condition' and 'storm condition' data as layers that can be added to the proposed Harrison GIS system. The data will be formatted to ensure ease of updating as future studies or new information becomes available. The information will also be formatted so that it can be viewed in the future on the villages' public GIS site.

Task 4 – Priority Matrix Development (Lump Sum of \$4,000)

The raw data collected as part of the 'Task 1' efforts will be coupled with the GIS information for utilities and factored by the approximate traffic volumes and expected traffic growth volumes within the Village. This will then allow the development of a matrix of priority for road and infrastructure works. The matrix will differentiate between 'preventative maintenance works', which will be required to extend the life of the roads and storm systems, and 'full replacement works'. The matrix will also offer a 'priority' for when these works should be undertaken for each segment of road based on the condition and age of the pavement and utilities within the right of way. The end product will be defined as we move forward and in consultation with Harrison staff.

Task 5 – Active Transportation Plan (Lump Sum \$9,000)

In addition to the collection of the 'road condition' and 'storm condition' data, the existing sidewalks and bike lanes will also be added as layers that can be added to the proposed Harrison GIS system. Working in conjunction with Village Staff a plan will then be developed identifying locations for future sidewalk and bike lane installations. The proposed locations will be given a priority rating and presented to the public and council for input. The revised plan, based on public and Council input will then be included in Task 6 and Task 7, but will be tracked separately as sidewalk and bike lane improvements for inclusion in the 20-year implementation plan.

Task 6 – Unit Cost Estimates (Lump Sum \$4,500)

Based on the preceding tasks, CTQ will prepare cost estimates for the future infrastructure upgrades. A standardized basis of estimating various sections of roads and utilities will be developed and implemented as part of this task. A priority ranking of the future infrastructure upgrades will also be completed for each road segment. The ranking will be based on a 20-year implementation and will allow the Village to prepare a capital plan based on the life cycle costing of the infrastructure condition assessment.

Task 7 – Infrastructure Plan and Costs (Hourly - Maximum \$7,500)

The final task in the project will be the compilation of the Infrastructure Plan complete with options for managing the costs of the outlined works. The plan will outline the methodology used to determine the infrastructure condition, priorities and unit costs. This document will be published as a draft for review and comment by the Village prior to finalizing and incorporation into the Harrison financial plan. The work will be completed in conjunction with Harrison staff with support and input from CTQ. Because a portion of this task will be completed by Village staff, we have labeled this task as an 'hourly' function with a maximum fee of \$7,500.

CTQ FEE SUMMARY

Task 1 - \$12,000

Task 2 - \$6,000

Task 3 - \$3,000

Task 4 - \$4,000

Task 5 - \$9,000

Task 6 - \$4,500

Task 7 - \$7,500

CTQ Total - \$46,000 plus GST

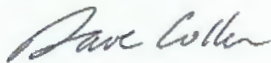
We trust that you will find the preceding work program meets your requirements and would encourage you to contact our office should you have any questions.

We are committed to the successful completions of opportunities such as the Road Inventory Study, that are presented to us from the Village and commit to providing service that will serve the Village for the foreseeable future.

Thank you for providing this opportunity to submit our proposal and we hope it meets your needs. We are available to answer any questions or to meet with you at your convenience.

Sincerely,

CTQ CONSULTANTS LTD.



David D. Cullen, P.Eng.
Transportation Engineer

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council **DATE:** May 15, 2018

FROM: Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP06/18
(245 Miami River Drive)

SUBJECT: To start the Development Permit process

ISSUE:

Seeking approval to start the Development Permit process.

BACKGROUND:


Based upon a review of the Village's Official Community Plan (OCP), the site is within the Miami River Development Permit Area. In addition to this, the site is approximately 0.07 Ha in size, which is within the Low Density Residential designation of the OCP. This lot is currently vacant and can be easily serviced. An earlier Riparian Assessment Report (RAR) was completed and formed the basis of the Development Permit (DP) issued in 2014. As this Development Permit has now expired a new one is required. The Qualified Environmental Professional will be reviewing the older RAR report to ensure that the requirements in this report are still applicable today.

RECOMMENDATION:


- 1/. THAT staff be authorized to work on application 3060-20-DP06/18 for land legally described as: Lot 18 Except: Part on Plan 66847; Block 3 Fractional, Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786.

Respectfully submitted;

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



 Ken Cossey, MCIP, RPP,
 Planning Consultant



 Pt. Madeline McDonald, C/AO

Attachments (1) Location Map

245 Miami River Drive



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 1:638

16 May 2018, 09:34

VILLAGE OF HARRISON HOT SPRINGS

12(g)



REPORT TO COUNCIL

TO: Mayor and Council

DATE: May 15, 2018

FROM: Ken Cossey, MCIP, RPP

FILE: 3060-20-DP05/18
(120 Esplanade Ave)

SUBJECT: To start the Development Permit process

ISSUE:

Seeking approval to start the Development Permit process.

BACKGROUND:

Based upon a review of the Village's OCP, the site is within the Village Centre Area designation and within the Lakeshore Development Permit Area. In addition to this, the site is approximately 3,237.49 M² (0.323 Ha) in size, is currently vacant and can be easily serviced.

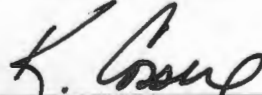
The proposed use is for a seven (7) storey building with six (6) residential floors, for a total of 56 residential units, over top of a commercial floor. The proposed building height will be approximately 25M, under the recently adopted zoning bylaw a DVP would be required to adjust the maximum height from 15 M to 25 M. However, as their application was submitted on April 28, 2018, before the adoption of the new zoning bylaw, the old Zoning Bylaw 1020, 2012 regulations will apply. This older bylaw allows for a building height of 25M, so the applicants will be grandfathered under these rules for one year starting from May 7, 2018. There is a flood plain covenant registered on title.

The earlier Development Permit issued in 2016, expired on April 18, 2018, so a reapplication is required.

RECOMMENDATION:

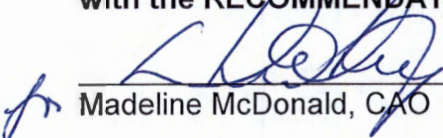
- 1/. That staff be authorized to work on application 3060-20-DP05/18 for land legally described as: Lot B; Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan BCP 27775.

Respectfully submitted;



Ken Cossey, MCIP, RPP,
Planning Consultant

REVIEWED BY and CONCURRENCE
with the RECOMMENDATIONS



for Madeline McDonald, CAO

The first part of the book discusses the physical development of the child from birth to the age of five. It covers the growth of the body, the development of the senses, and the emergence of motor skills. The author emphasizes the importance of a healthy environment and proper nutrition for the child's physical growth.

The second part of the book deals with the child's intellectual development. It explores the child's ability to learn, think, and solve problems. The author discusses the role of play in the child's intellectual growth and the importance of providing a stimulating environment for the child's learning.

The third part of the book focuses on the child's emotional and social development. It examines the child's ability to form relationships, experience emotions, and develop a sense of self. The author discusses the role of the family and the community in the child's emotional and social development.

The book concludes with a chapter on the child's development from the age of five to the age of ten. It discusses the child's physical, intellectual, emotional, and social development during this period and the role of the family and the community in supporting the child's growth.

120 Esplanade Avenue



Legend

Fire Hydrants

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

Right-of-ways Text

- Right-of-ways
- Dykes

Regional Districts

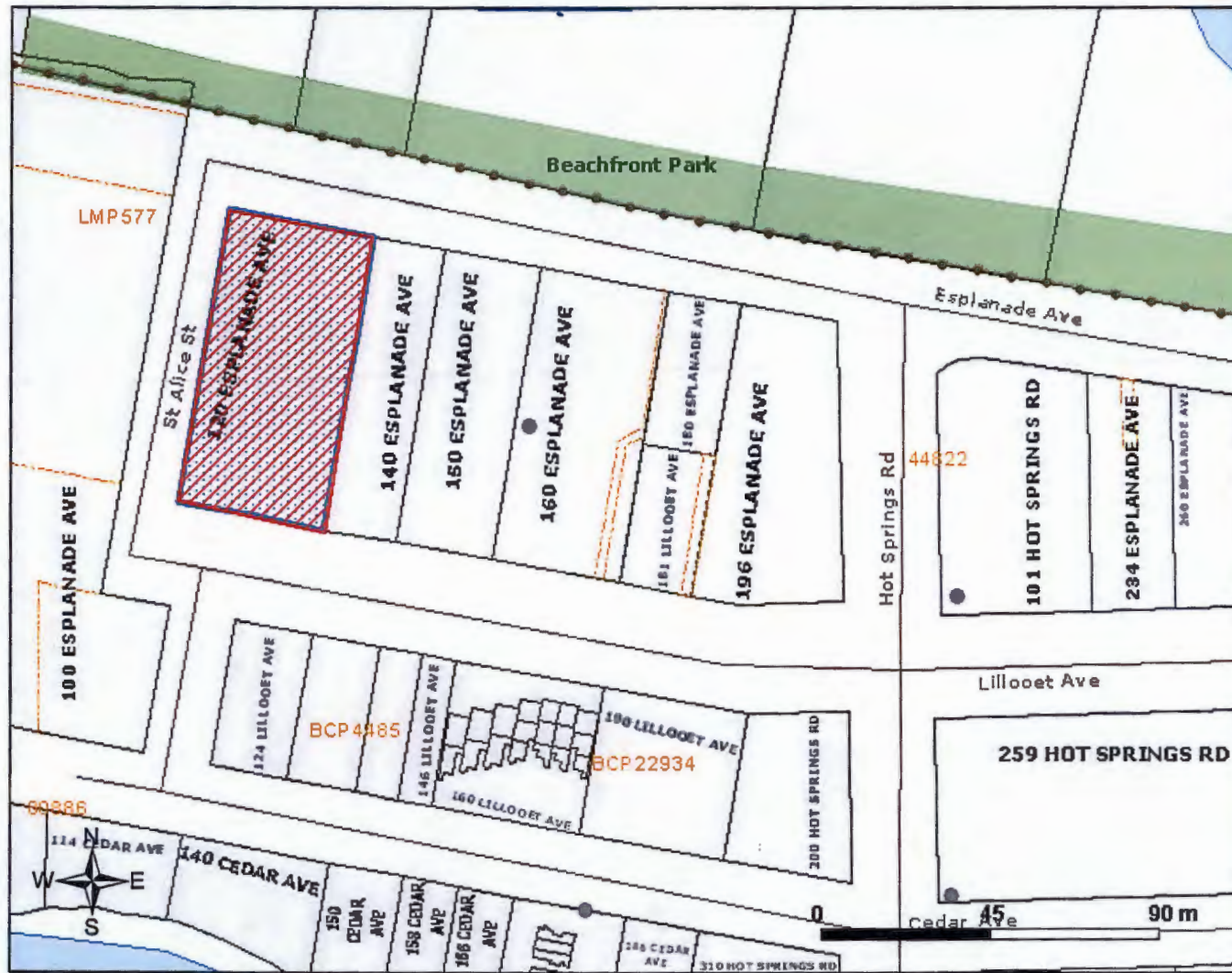
- Other Regional Districts
- Fraser Valley Regional District

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 1:1789
24 April 2018, 10:52

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council **DATE:** May 14, 2018

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

SUBJECT: Rezoning of Lot #34 located on Echo Avenue

ISSUE:

Seeking 1st and 2nd reading, referring the bylaw to the Advisory Planning Commission (APC) and seeking the authority to hold a public hearing.

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.

Legislative Issues

Upon a review of the Official Community Plan (OCP), the following objectives are offered for your consideration:

- 1/. The area is within the Low Density Residential designation and Council's objectives for this designation is to:
 - i. Protect and promote high quality residential neighbourhoods;
 - ii. Encourage provision of an adequate supply of affordable housing with emphasis on meeting the needs of seniors and special needs groups;
 - iii. Promote compatibility of new residential development with the existing developments with the overall character of Harrison Hot Springs;
 - iv. Ensure a high quality, appropriate scale and massing of multi-family residential developments;
 - v. Provide for appropriate setbacks and protection from aquatic habitat and other environmentally sensitive areas; and
 - vi. Consider carefully designed neighbourhood commercial development in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area.

Under s 6.3.2 the following related policies have been provided for the Council's consideration:

- i. Single family and two-family (duplex) residential development will be permitted in the Low Density Residential Area as shown on Schedule 1-B. (Note this schedule is in the current OCP);
 - ii. The configuration and density of future development will take account of the capacity of the road system and the available services and encourage compatibility with the existing low-density residential land uses.
- 2/. The site is not within any Neighbourhood Area Plan; and
- 3/. It is not within any Development Permit Area.

The proposed development meets the requirements of the Village's OCP.

Site and Servicing issues

The current site is vacant but surrounding the site are single family dwellings built on various lot sizes ranging from a minimum of 360 M² to 925 M². The applicant is proposing the following lot sizes:

- 1) One at 485 M²;
- 2) Two at 419 M²; and
- 3) One at 766 M².

The minimum lot size for the R-3 zone is 360M², so the applicant's proposed lot sizes exceeds the minimum requirement.

In discussions with the Village's Infrastructure Manager, the sewer plant and water plant upgrades will easily handle the proposed four (4) new lots.

Traffic and Road issues

The road designation or classification system is a hierarchical based system that focusses upon the respective traffic volumes and the function of the road.

The site is located at the intersection of Echo Avenue, a local designated road, and Eagle Street, a collector designated road. Both the local and collector roads are at the lowest end of the hierarchy. The ranking generally ranges in descending order from; highway, arterial, collector, down to local. The Village's Subdivision and Development Servicing Bylaw is based upon this hierarchical system.

Assuming a range of approximately 1.5 cars per household (The Star 2014) to 2.28 cars per household (Experian Automotive), then this development will be adding approximately 6 to 9 vehicles into the Village's road network system.

The addition of the 4-infill lots will not affect either system.

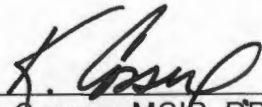
RECOMMENDATION:

Staff recommends the following:

- 1/. That Council give 1st and 2nd reading to the attached bylaw;
- 2/. That Council authorize staff to refer the bylaw to the APC; and
- 3/. That Council authorize staff to set up a public hearing.

Respectfully submitted:

**REVIEWED BY and Concurrence
with the RECOMMENDATIONS**



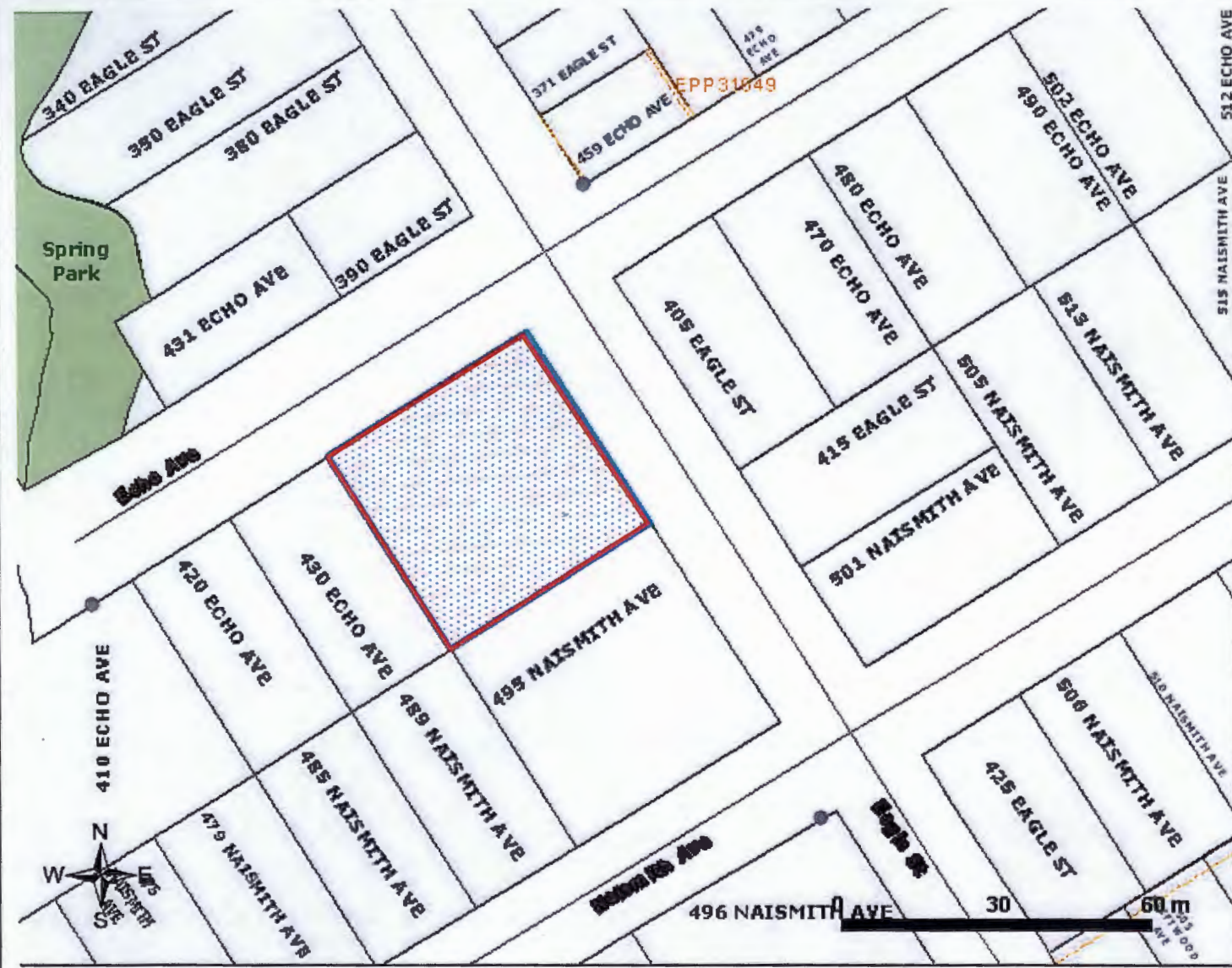
Ken Cossey, MCIP, RPP,
Planning Consultant



Madeline McDonald
Chief Administrative Officer

Attachments (2) Location Map
Proposed subdivision plan
Draft Bylaw 1125, 2018

Lot 34 - Echo Avenue



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

Proposal Summary:

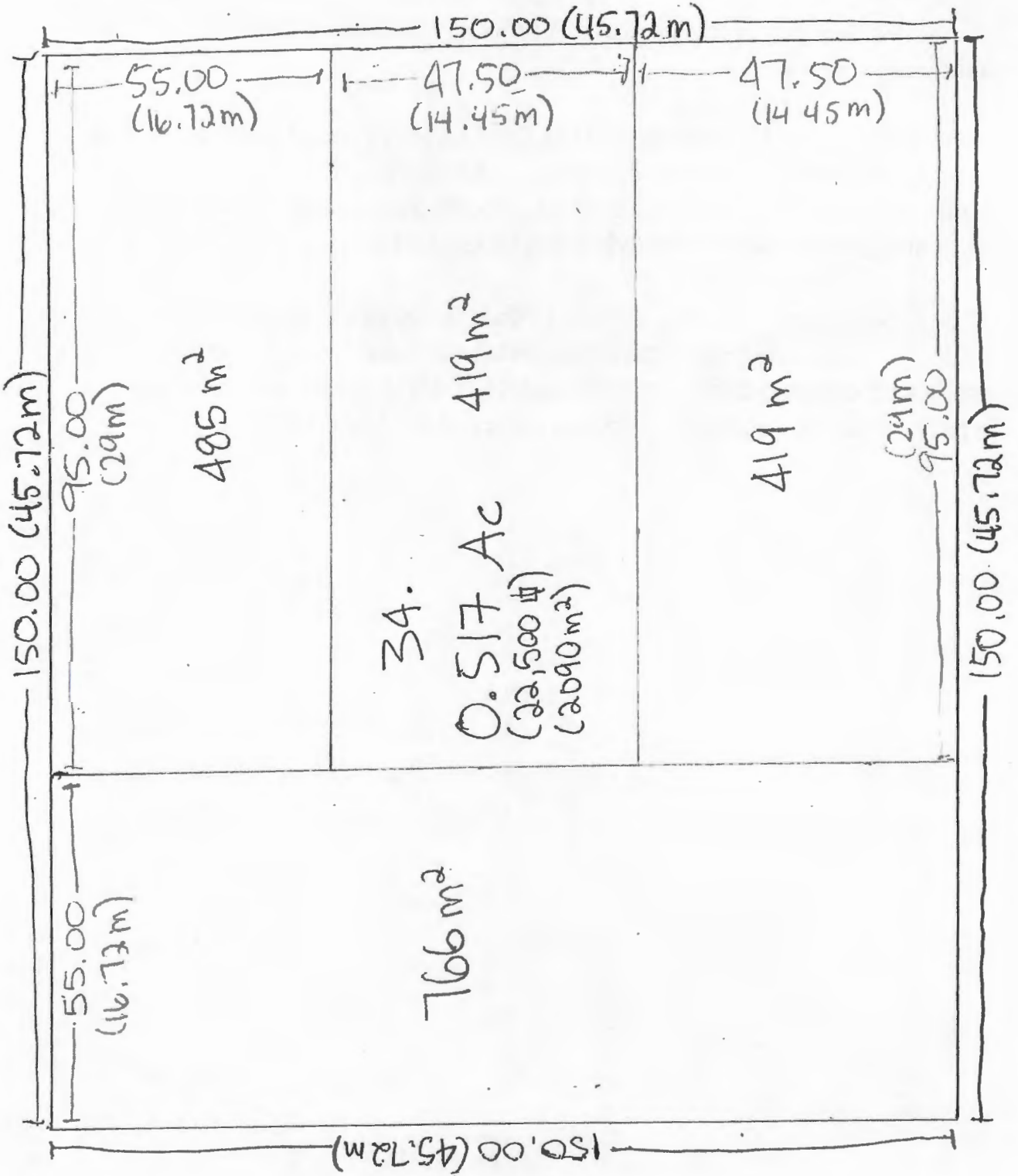
The requested rezoning from R2 (Low Density Residential 2 – Duplex) to R3 (Low Density Residential 3 – Small Lot) is to facilitate a future 4-lot subdivision on the subject property. A proposed tentative layout of the 4-lot subdivision is attached.

The existing property is 2090m² (0.517 acre) and is located at the south-west corner of Echo Avenue and Eagle Street. The property is fully serviceable with community water and sewer and is of sufficient size and dimensions to accommodate the proposed subdivision under the R3 Zone.

The proposed rezoning supports the Council's objectives and policies to protect and promote high quality residential neighbourhoods including the promotion of compatibility of new residential development with existing developments and with the overall character of the Village.

EAGLE ST

ECHO ST





S.E. 1/4 SE
W. 6 M.

LEGEND:
Bearings are
from Plan 251.



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1125

A bylaw to amend Village of Harrison Hot Springs
Zoning Bylaw 1115, 2017

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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

CITATION

- 1. This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1125, 2018"

MAP AMENDMENT

- 2. That:
(a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, be amended by rezoning the lands, legally described as Lot 34, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 27133 (PID 008-972-362); outlined in red and cross-hatched on Schedule 1 of this Bylaw from Low Density Residential 2 (Duplex) - R-2 zone to Low Density Residential 3 (Small Lot) zone; and,
(b) the map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS ___ DAY OF ___, 2018

READ A SECOND TIME THIS ___ DAY OF ___, 2018

A PUBLIC HEARING WAS HELD ON THE ___ DAY OF ___, 2018

READ A THIRD TIME THIS ___ DAY OF ___, 2018

ADOPTED THIS ___ DAY OF ___, 2018

Mayor

Corporate Officer

**Schedule 1
Bylaw No. 1125, 2018**

