



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, June 18, 2018
Time: 7:00 p.m.
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER		
Meeting called to order by Mayor Facio.		
2. INTRODUCTION OF LATE ITEMS		
3. APPROVAL OF AGENDA		
4. ADOPTION OF COUNCIL MINUTES		
	(a) THAT the Minutes of the Regular Council Meeting held on June 4, 2018 be adopted.	Item 4(a) Page 1
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws		
ii. Agreements		
iii. Committee/ Commission Minutes	(a) Age-Friendly Committee Meeting Minutes of April 5, 2018	Item 6.iii(a) Page 7
iv. Correspondence		
7. DELEGATIONS/PETITIONS		
	(a) Friends of Agassiz and Harrison Hot Springs, Michie Vidal Re: Update on organization's activity in relation to the proposed mine site at 3628 Hot Springs Road, Agassiz.	Item 7(a) Page 11
	(b) Tourism Harrison, Robert Reyerse Re: Proposal for a new "Lights on the Lake" Festival	Item 7(b) Page 19
8. CORRESPONDENCE		
	(a) Letter dated June 7, 2018 from the Corporation of the City of New Westminster Re: Changes to the Strata Property Act	Item 8(a) Page 23
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 Chief Administrative Officer - June 14, 2018 Re: 2018 UBCM Ministerial Meetings	Item 12(a) Page 39
The Report is presented for Council's information.	
13. BYLAWS	
(a) Report of the Deputy Chief Administrative Officer/Corporate Officer – June 5, 2018 Re: Proposed "Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018"	Item 13(a) Page 47
<u>Recommendation</u>	
THAT Council consents to the Fraser Valley Regional District's "Fraser Valley Regional District Regional Solid Waste Management Service Establishment Bylaw No. 1478, 2018".	
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: June 4, 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
Planning Consultant, Ken Cossey (attended by telephone)

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 Buckley

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2018-06-01

4. **ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT the minutes of the Regular Council Meeting held on May 22, 2018 be adopted, as amended.

Errors and Omissions

Page 2, under section 10 in Councillor Piper's report, bullet two, sentence should read "...she now holds the position of Director at Large for the LMLGA ..."

**CARRIED
UNANIMOUSLY**
RC-2018-06-02

5. **BUSINESS ARISING FROM THE MINUTES**

None

6. **CONSENT AGENDA**

i. Bylaws

ii. Agreements

iii. Committee/
Commission
Minutes

iv.
Correspondence

(a) Letter dated May 30, 2018 from the Village of Lions Bay
Re: Speculation Tax

Moved by Councillor Hansen
Seconded by Councillor Buckley

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**
RC-2018-06-03

Moved by Councillor Hansen
Seconded by Councillor Buckley

THAT the letter dated May 30, 2018 from the Village of Lions Bay be moved to the
Regular Agenda

**CARRIED
UNANIMOUSLY**
RC-2018-06-04

7. **DELEGATIONS**

None

8. **CORRESPONDENCE**

(a) Letter dated May 15, 2018 from WoodWorks
Re: 2018 Community Recognition Awards Call for Nominations

Moved by Councillor Piper
Seconded by Councillor Buckley

THAT the correspondence be received.

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

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
June 4, 2018

- (b) Letter dated May 30, 2018 from The Village of Lions Bay
Re: Speculation Tax

Discussion ensued. No action taken.

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

Councillor Buckley

- Attended the Tourism Harrison board meeting held on May 31, 2018.

Councillor Reyerse

- Attended the Agassiz Elementary-Secondary School graduation ceremony.

Councillor Hansen

- Announced that the Regular Age-Friendly Committee meeting will be held on June 7, 2018 at 10:30 a.m.
- Reported on the function and capacity of the Miami River Flood Pump.

11. **REPORTS FROM MAYOR LEO FACIO**

- Attended the Agassiz Elementary-Secondary School graduation ceremony.
- Reported on an accessibility meeting with Rick Hansen regarding access and awareness within the Village.
- Attended the Corvair Car Show held on May 27, 2018.
- Attended the Cops for Cancer fundraiser dinner held on June 2, 2018.
- Announced the completion of the painted portion of the First Nations artwork at the Miami River Flood Pump.
- Announced the 7th annual Sasquatch Days event to be held on June 16 and June 17, 2018.
- Summarized the Fraser Valley Regional District Board of Directors meeting held on May 23, 2018.

12. **REPORTS FROM STAFF**

- (a) Report of the Planning Consultant – May 31, 2018
Re: To issue a Development Permit regarding 378 Esplanade Avenue.

Moved by Councillor Reyerse
Seconded by Councillor Piper

THAT Council issue development permit number DP02/18 for land legally described as: Strata Lots 1 through to and including 90, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Strata Plan LMS787, civic address as: 378 Esplanade Avenue.

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

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
June 4, 2018

- (b) Report of the Planning Consultant – May 31, 2018
Re: To start the Development Permit and Development Variance Permit review process regarding 296 Cedar Avenue.

Moved by Councillor Hansen
Seconded by Councillor Reyerse

THAT staff be authorized to work on applications 3060-20-DP07/18 and 3090-20-DVP06/18 for land legally described as: Lot 19; Block 2 of Fractional Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 251.

THAT Council waive the Lake Shore Development Permit requirements for this application.

**CARRIED
UNANIMOUSLY**
RC-2018-06-07

- (c) Report of the Deputy Chief Administrative Officer/ Corporate Officer – June 1, 2018
Re: New Public Notice Communication Policy 1.29

Moved by Councillor Piper
Seconded by Councillor Buckley

THAT Bulletin Board Policy No. 1.06 be rescinded and the Public Notice Communication Policy No. 1.29 be adopted, as amended.

**OPPOSED BY MAYOR FACIO,
COUNCILLOR HANSEN, and
COUNCILLOR BUCKLEY**

MOTION FAILED

13. **BYLAWS**

None

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

Questions from the public were entertained.

15.

ADJOURNMENT

Moved by Councillor Hansen
Seconded by Councillor Buckley

THAT the meeting be adjourned 7:48 p.m.

CARRIED
UNANIMOUSLY
RC-2018-06-08

Leo Facio
Mayor

Debra Key
Corporate Officer

DRAFT

6.iii(a)

VILLAGE OF HARRISON HOT SPRINGS
AGE-FRIENDLY COMMITTEE MEETING

DATE: Thursday, April 5, 2018
TIME: 2:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Councillor John Hansen, Chair
Allan Jackson
Ken Gisborne
Vivian Walker
Ken Smith
Community Services Manager, Chelsea Woolhouse

ABSENT:
Marg Doman

Recording Secretary: Nicole Sather

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

Moved by Allan Jackson
Seconded by Ken Smith

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
AFC-2018-04-01

4. **ADOPTION OF MINUTES**

Moved by Allan Jackson
Seconded by Ken Smith

THAT the minutes of the Age-friendly Committee Meeting held on February 1, 2018 be adopted.

**CARRIED
UNANIMOUSLY**
AFC-2018-04-02

5. **ITEMS FOR DISCUSSION**

- (a) Projects Update
 - i. Speaker Series
 - a. Local First Nations History

Discussion was tabled.

(2) iii d

Village of Harrison Hot Springs
Minutes of the Age-friendly Committee Meeting
April 5, 2018

b. Financials Presentation

Discussion ensued in respect to venue location, time frame of event, presenters, refreshments, advertising and budget. Tentative dates of April 25, 2018 and May 2, 2018 were selected to hold the event at a local hotel conference room, subject to availability of venue.

Moved by Ken Gisborne
Seconded by Vivian Walker

THAT seven hundred dollars (\$700.00) be committed from the Age-Friendly budget be approved for facilitating and advertising the Financial Speaker Series.

CARRIED
UNANIMOUSLY
AFC-2018-04-03

ii. Parents Advisory Committee (PAC) Collaboration Updates

Vivian Walker advised committee that she will provide an update for next meeting.

iii. Medical Facilities Letter Writing Campaign

The Chair advised the committee of new additional physicians to the community.

iv. Tech Savvy Report

Discussion ensued regarding the successes and areas of improvement for the previous Tech Savvy session.

Moved by Ken Smith
Seconded by Ken Gisborne

THAT an appreciation letter be sent to the Agassiz Harrison Community Services Youth Outreach Program students recognizing their contribution to the Tech Savvy event held March 5, 2018.

CARRIED
UNANIMOUSLY
AFC-2018-04-04

The committee members expressed interest in holding a second event prior to the end of the current school year. Discussion ensued on partnerships, venue, advertisement and budget.

Village of Harrison Hot Springs
Minutes of the Age-friendly Committee Meeting
April 5, 2018

Moved by Ken Smith
Seconded by Allan Jackson

THAT a second Tech Savvy event be held; and

THAT five hundred dollars (\$500.00) be committed from the Age-Friendly budget to facilitate organizing a financial presentation as part of a community speaker series.


**CARRIED
UNANIMOUSLY**
AFC-2018-04-05

6. **ADJOURNMENT**

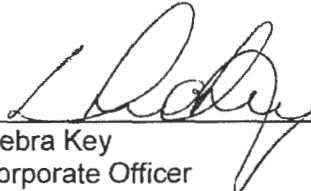
Moved by Vivian Walker
Seconded by Ken Gisborne

THAT the meeting be adjourned at 2:58 p.m.

**CARRIED
UNANIMOUSLY**
AFC-2018-04-06



John Hansen
Chair



Debra Key
Corporate Officer

7(a)
RECEIVED

MAY 29 2018

VILLAGE OF HARRISON HOT SPRINGS

HARRISON HOT SPRINGS

Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS

Request to Appear as a Delegation

In order to make a presentation to Council at a Council Meeting, you are required to submit a written request to the Corporate Administration Department no later than 12:00 p.m. on the Wednesday before the regular meeting. The request can either be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. All requests must be accompanied with background information which will be included in the agenda package. You can submit your request in person, by mail at PO Box 160 Harrison Hot Springs, BC V0M 1K0, fax at 604-796-2192 or e-mail at jbhatti@harrisonhotsprings.ca.

The Corporate Administration Department will advise you when you are scheduled to appear before Council. Council meetings commence at 7:00 p.m. in the Village Council Chambers at 495 Hot Springs Road, Harrison Hot Springs, BC.

You are limited to a maximum of 10 minutes to present your material, regardless of the number of presenters in your delegation.

Date:	<u>May 28, 2018</u>	Requested Meeting Date:	<u>June 18, 2018</u>
Organization Name (if applicable):	<u>Friends of Agassiz, Harrison Hot Springs</u>		
Name of Presenter:	<u>Michie Vidal</u>		
Name of Applicant if Other than Above:	_____		
Contact Phone Number & E-Mail:	<u>604 217 4380 michievidal@gmail.com</u>		
Mailing Address with Postal Code:	<u>P.O. Box 653 Harrison Hot Springs</u> <u>V0M 1K0</u>		
Audio/Visual requirements:	<u>Power Point Presentation</u>		
Topic:	<u>Update on Groups activities to have the</u> <u>mining permit denied. 3628 Hot Springs Rd.</u>		
Action you wish Council to take:	<u>Continued support</u>		



Purpose of our Presentation

- Update on activities
- Current actions
- Future plans



Oppose Gravel Quarry Proposal on Hot Springs Rd.



2,987 have signed. You're 2,013 away from 5,000!

Rob Heer signed 3 hours ago

Sharon Fre... signed 6 hours ago

50000?

Harrison Hot Springs is a peaceful, tourist destination where residents, tourists and families can escape the noise and hectic lifestyle of the city. While Agassiz is a picturesque farming community located on the shore of the mighty Fraser River.

This petition was an outreach to members of the impacted communities and concerned members of the public to express their position on the aggregate mine application to be located at 3628 Hot Springs Road to the Ministry of Energy and Mines.

Agassiz, VOM Canada

- Share with Facebook friends
- Keep me updated on this campaign and others from Friends of Agassiz & Harrison Hot Springs
- Display my name and comment on this petition

Sign this petition

By signing, you accept Change.org's Terms of Service and Privacy Policy, and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.



Province of British Columbia



Laurie Throness
MLA Chilliwack-Kent

June 1, 2018

Dear Petitioner:

I am writing to you because you have signed a petition or otherwise contacted me about the aggregate mine proposed for 3628 Hot Springs Road near the Village of Harrison Hot Springs.

I have represented you to the very best of my ability in Victoria in opposition to this gravel quarry by writing and presenting your petition in the legislature, by attempting to meet with Ministers about the mine (they refused to meet), by writing my own letter to the Statutory Decision Maker in the Ministry of Energy, Mines and Petroleum Resources who will be making the decision, and as late as yesterday, by questioning the Minister of Energy, Mines and



#BCTourismMatters

During national Tourism Week, it is worth reviewing the importance of tourism to Canada, BC and to the Harrison Hot Springs region. For example, did you know that:

- In 2016 tourism contributed 7.9 billion to BC GDP, more than mining, forestry and logging, and agriculture and fish combined.
- In 2016, BC's tourism industry employed 133,100 people or 1 out of every 16 people.
- In 2016 there were approximately 20.6 million overnight visitors in BC.
- In our region tourism is the dominant industry by far, employs over a 1000 people, generates 10's of millions in revenue as well as significant tax revenues for the province.

Tourism is a naturally green industry that brings incredible benefits not only for visitors, but also social, cultural and economic benefits for BC residents. The wide range of restaurants, festivals, parks and recreation infrastructure we enjoy in and around Harrison is in great measure thanks to tourism.

Tourism is a growth industry in BC because of the abundance of natural beauty but this abundance also makes tourism very competitive. While the Harrison region is blessed with great natural beauty and proximity to major markets, this advantage can be lost. Placing an open pit gravel mine 1 kilometer from the entrance to this beautiful resort community would be one way of degrading the visitor experience and hurting the tourism industry. With so many choices for BC and International visitors Harrison needs to stay pristine and mine free if it wants to remain a premier resort destination in this beautiful province. #HarrisonTourismMatters

Friends of Agassiz and Harrison Hot Springs



Do you want your health to be compromised by silica dust?
Do you want the safety of your children jeopardized by tandem trailer dump trucks travelling along school bus routes and past schools?
Do you want the peace and tranquility of our area disturbed by the booming noises associated with blasting, crushing, screening & transporting of aggregate materials?
Would you like to see an additional 6000 tandem trailer dump trucks travelling along Hot Springs Road and through downtown Agassiz annually?
Would you want displaced and disoriented black bears, cougars, coyotes, deer and other small mammals put at risk of being injured or destroyed?
Would you support damage to the habitats of endangered species?

If your answer is NO to these questions, Join the Friends of Agassiz and Harrison Hot Springs. We are a community-based volunteer organization actively opposing the Aggregate Mine application at 3628 Hot Springs Road. By lobbying government ministries and organizations who have influence on the permit application process, we are making our voices heard. Our goal is to have the mine permit application denied.
Please join us in our ongoing campaign by linking to our Facebook page, Friends of Agassiz & Harrison Hot Springs or contact our committee members at friendsofagassizhhs@gmail.com.
We wish to thank all those for your continued support and together with one voice, WE CAN DO IT!

Date: May 29, 2018

Re: PID 013-160-583, Parcel "A" (reference plan 4345) SouthEast Quarter Section 1 Township 4 Range 29 West of the Sixth Meridian New Westminster District

Hon. Selina Robinson
Minister of Municipal Affairs and Housing
Room 310 Parliamentary Buildings
Victoria, BC V8V 1X4

As a resident of Harrison Hot Springs and/or Agassiz, I'm writing to voice my deep opposition to the aggregate mine permit application located at 3628 Hot Springs Rd, Agassiz BC V0M 1A3. My concerns are as follows:

- For a minimum of 13 years, up to 6000 truck trips per year will cross and travel Provincial Highway #9, presenting a safety hazard to residents and the tens of thousands of tourists who travel to Harrison Hot Springs every year.
- A shoulder enhancement project and cycling path due for construction this year will put cyclists at risk from flying mine debris and loaded tandem trucks.
- Booming noise from the blasting, crushing and processing of aggregate materials will disturb the peace of our neighbourhoods on a daily basis and expose residents and tourists to the negative health effects of silica dust.
- Harrison Hot Springs is accessed by only one road which may be blocked to emergency vehicles during the busy tourist season.
- Negative impacts on nearby streams, which are habitats for endangered species and local wildlife cannot be mitigated.
- Given that Hwy #9 is a designated school bus route, mine activities will put children at



AGASSIZ-HARRISON OBSERVER

How we got here: a timeline of the quarry proposal and local resistance

Many residents continue fight against quarry application

NINA GROSSMAN / Jun. 5, 2018 6:30 a.m. / LOCAL NEWS / NEWS



In late March, a public notice appeared in the print edition of the *Observer*. It was small, with unremarkable black print on a white background – not unlike many of the ads and notices printed in the newspaper on a weekly basis.

But this little notice, tucked into page five between a hop farm article and a concert ad, would create waves through the local communities, galvanizing residents of Agassiz Harrison and raising serious questions about the power of citizen activism.

The *Observer* has created a timeline to summarize some of the biggest moments of the proposed aggregate quarry, starting long before resident opposition began.

Black Press DIGITAL
ADVERTISE
ANY TIME. ANY PLACE. ANY DEVICE.
CLICK HERE FOR MORE INFO!

Does your business stand out?
We can help.
Digital marketing solutions designed

Keep Harrison Hot Springs Beautiful

There is an application to locate an open pit aggregate mine one kilometre from the entrance to our village degrading the peace and tranquility of this beautiful resort community. This mine would cause:

- Booming noises associated with blasting, crushing, screening and transporting of aggregate materials,
- Clogged traffic with an additional 6000 tandem trailer dump trucks annually on Hot Springs Road,
- Silica dust blowing through the village,
- Damage to the habitats of endangered species and displacing wild life, putting them at risk.

Join us in our continuing campaign by signing the online petition. Simply sign on to our Facebook page, "Friends of Agassiz & Harrison Hot Springs". For more information contact our committee members at:

friendsofagassizhhs@gmail.com

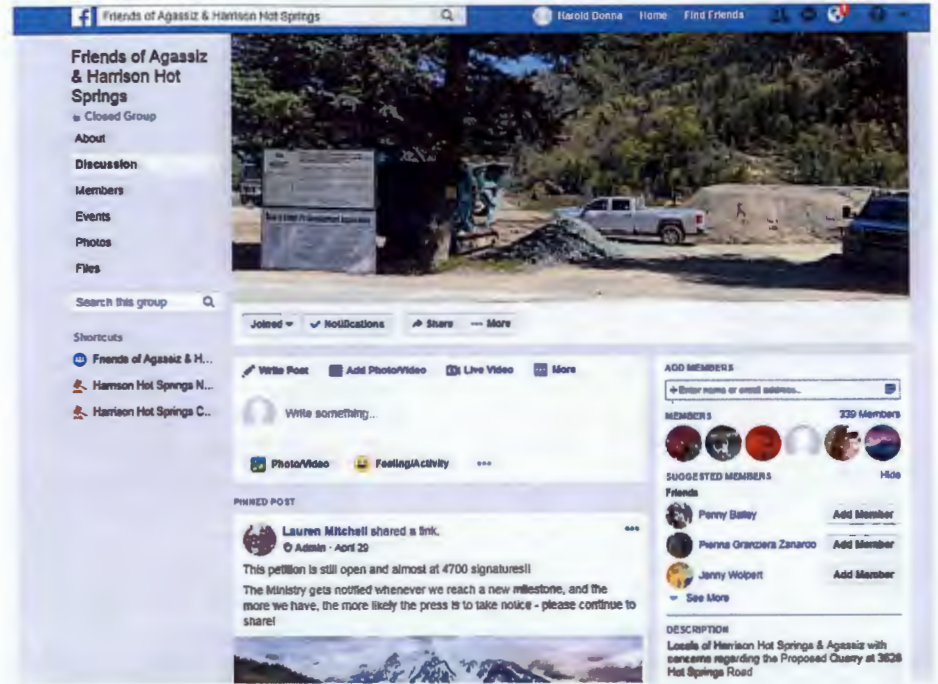
STOP The Aggregate Mine in The District of Kent

There is an application to locate an open pit aggregate mine on Hot Springs Road. This mine would cause:

- Clogged traffic with an additional 6000 tandem trailer dump trucks annually on local roads,
- School children and other pedestrians to be put at risk at the 8 pedestrian cross walks on the truck route,
- Booming noises associated with blasting, crushing, screening and transporting of aggregate materials,
- Damage to the habitats of endangered species,
- Displaced and disoriented animals put at risk of being injured or destroyed.

Join us in our continuing campaign by signing the online petition. Simply sign on to our Facebook page, "Friends of Agassiz & Harrison Hot Springs". For more information contact our committee members at:

friendsofagassizhhs@gmail.com



Words of Wisdom

There is a caution here for us: if the gravel proponent was to challenge a decision by the SDM to deny the application, and it could be shown by all the letters and so on that the SDM felt coerced by public pressure, the decision also may not stand. So our opposition must be reasonable, it must not be coercive, do you get what I mean? The decision has to be made on its merits.

If we want to retain the respect of the SDM and have a decision that will stick in the courts, I think we have to be cautious and respect the process and the rule of law, while making our reasoned objections known. I think together we've done a good job on this.



THANK YOU

On behalf of The Friends of Agassiz and Harrison Hot Springs, we wish to sincerely acknowledge the ongoing support of our Mayor and Council.

Your continued endorsement helps direct us toward our common goal.

Proposal for a new “Lights on the Lake” Festival.

Overview

Tourism Harrison is proposing to create a major attraction for Harrison Hot Springs during the period mid November to the end of January. This is generally a slow period in Harrison except for the week around Christmas. Building on the impressive Christmas lights currently decorating the Village our proposal is to install major displays that dazzle and entertain. The idea is to provide a reason to visit Harrison both for day trippers and for overnight stays during what is otherwise a very slow period in Harrison.

Proposal

We are proposing a three to five-year initiative that would see up to a dozen major displays added each year. The initial year would focus on the 12 Days of Sasquatch. This would involve 12 displays ranging in size from 4' by 5' to 5' by 15' would be situated along Esplanade as well as a few smaller displays. In year 2 displays would be placed along the far side of the lagoon employing a lake theme. This would require adding electrical boxes to the existing lamps. In year 3 we would complete the lagoon displays. The diagram below gives an indication of where the lights would be situated.



In addition to major displays there would also be an option of adding other light attractions such as arches made of light, smaller displays hanging in trees etc.

Find Nature... Just up the Road

499 Hot Springs Road
Harrison Hot Springs, BC, V0M 1K0



Cost

We have been working closely with Star Illuminations a local company that specializes in the creation of custom holiday light displays. They have provided a detailed quote which is attached as Appendix 1. One of the key benefits of this company is that in addition to custom work they will also install, remove, store and maintain the displays.

Based on there pricing we estimate the cost for year 1 to be approximately \$52,000 as show in the table below:

Number	Description	Sizing	Unit Cost	Cost including Taxes
2	Medium	4' X 5' 70 - 90 bulbs	630	\$ 1,411.20
8	Large Size 2D Displays	4' X 8' 130 - 150 bulbs	1,670	\$ 14,963.20
4	Very large 2D Displays	5' X 15' 170 - 200 bulbs	5,965	\$ 26,723.20
Installation, Removal, Annual Storage and minor maitenance				\$ 6,415.50
Total Cost Year 1				\$ 49,513.10

Our expectation is that years 2 and 3 would involve similar acquisition costs.

Funding

The Tourism Harrison Board has provisionally allocated \$25,000 to this project on the assumption that matching funds can be obtained from the Resort Municipality Infrastructure Fund. Accordingly, we are looking for matching funds of \$25,000 from the RMI fund. Assuming that the RMI program continues we would be looking for similar funding in years 2 and 3.

Request

That Council approve allocation of \$25,000 of RMI Funds to this project for year 1.

Find Nature... Just up the Road

Appendix 1



STAR ILLUMINATIONS

(A Div. of HolidayLights.com Inc.)

#128 - 1655 Broadway Street - Port Coquitlam, B.C. V3C 2M7 -

Phone: 1-855-377-7827 - Fax: 604-941-9444 - Email: sales@starilluminations.com

Proposal

Date	Quote #
May 24, 2018	4229

To: Robert Reyerse
Executive Director

Tourism Harrison
PO Box 255, 499 Hot Springs Rd.
Harrison Hot Springs, BC V0M 1K0

Phone: 604-796-5581
Email: robert@tourismharrison.com

Site: Various Locations
Village and Waterfront
Harrison Hot Springs, BC

Contact: Stephanie Gallamore
604-796-5581

Terms	Ship Via
See Below	On Site Work

Qty	Description	Unit Price	Ext. Price
Estimates for 12 Days of Christmas Displays (price dependent on actual size and complexity):			
For Purchase:			
1	V. Small Size Custom 2D Display. Approx. 1.8' x 1.8', 15-20 bulbs or ropelight. Similar to Small Star (HolidayLights Item 1063-W)	\$140.00	\$140.00
1	Small Size Custom 2D Display. Approx. 2.5' x 4', 40-60 bulbs. Similar to Victorian Skater Boy (HolidayLights Item 1242-N)	\$630.00	\$630.00
1	Medium Size Custom 2D Display. Approx. 4' x 5', 70-90 bulbs. Similar to Running Elf (HolidayLights Item 1201-N)	\$960.00	\$960.00
1	Large Size Custom 2D Display. Approx. 4' x 8', 130-150 bulbs. Similar to Waving Santa (HolidayLights Item 1402-N)	\$1,670.00	\$1,670.00
1	V. Large Size Custom 2D Display. Approx. 5' x 15', 170-200 bulbs. Similar to Commercial Toy Soldier (HolidayLights Item 1415-N)	\$5,965.00	\$5,965.00
Installation, Removal, Annual Storage and Minor Maintenance:			
1	V. Small Size	\$84.00	\$84.00
1	Small Size	\$135.00	\$135.00
1	Medium Size	\$205.00	\$205.00
1	Large Size	\$265.00	\$265.00
1	V. Large Size	\$895.00	\$895.00
This proposal valid for 30 days. Pricing to be confirmed based on specific designs chosen.		Total:	\$10,949.00
			<i>Subject to Applicable Taxes</i>

Star Illuminations proposes to furnish product and/or labour in accordance with the above specifications, for the sum listed above.

General Terms: The parties agree to the following additional terms of this contract:

HLRQ4229



Appendix 1

A non-refundable deposit of 50% is due upon execution of this contract, with the balance due on the delivery date specified above. Any requested changes to the above described work will be subject to additional charges. Any amount not paid when due is subject to a late charge of 1.5% per month (18% per annum).

Our warranty covers structural or manufacturers' defects but not damage caused by or as a result of: shipping, incorrect installation, inappropriate storage, vandalism, impact by a moving object, or extreme weather (winds over 70kph or damage due to ice). Our warranty is not transferrable and is the lesser of days installed or months owned as follows: 365 days installed / 60 months owned on metalwork; 180 days installed / 30 months owned on electrical wiring and garland; 60 days installed / 12 months owned on light strands, light bulbs and all other components. The warranty extent is limited to repairing or replacing the defective part or item. Installation labour and shipping costs are not covered by this warranty - no other warranty is expressed or implied, including liability for any damage or injury that may occur as a result of a defective item.

Acceptance of Proposal: The individual signing this Contract (below) accepts the above Proposal and certifies to Star Illuminations that he or she is authorized to enter into this Contract on behalf of Owner.

Signature: _____ Name: _____
Company: _____ Date: _____
Pickup Date Requested: _____ Return Date Requested: _____ PO No. _____

To proceed, please sign and complete the above section, then either fax to 604-941-9444 or scan and email to ron@starilluminations.com. An invoice will then be sent to you for payment purposes.

Find Nature... Just up the Road

8(a)



Jonathan X. Coté
Mayor

FILE #	DATE
0400-60	6/11/2018
<input type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE	June 18, 2018
	INITIAL <input type="checkbox"/>
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

June 7, 2018

Dear Mayor and Council,

VIA EMAIL

Re: Changes to the Strata Property Act

On July 28, 2016, changes were made by the Provincial Government to the Strata Property Act so that strata owners are now able to liquidate their strata corporation by an 80% vote of all eligible voters instead of the previous unanimous voting requirement.

The noted changes to the Strata Property Act may have negative impacts to residents including:

- Conflicts between owners who want to liquidate the strata corporation and sell the strata building and lands and those who do not want to liquidate.
- Situations where some owners may receive lower sales proceeds for their units than their assessed values.
- Developers pushing strata owners and strata councils to liquidate the strata corporation and sell the strata buildings and lands.
- Loss of rental units, a significant concern given the persistently low vacancy rates in the rental market (1.1% in New Westminister in October 2017) and the large number of renter households living in condominiums in New Westminister (3,109 in October 2017).
- Undue influence of investors who have purchased many units within a building.

There appears to be no studies conducted by the Provincial Government or other agencies on the potential positive and negative impacts on residents of the changes to the Strata Property Act.

For these reasons, at a meeting on Monday, May 28, 2018, New Westminister City Council passed the following for consideration at the UBCM Convention in September, 2018:

Whereas the changes in the Strata Property Act that came into effect on July 28, 2016 can create conflicts among owners within a strata building who want to terminate the strata and sell the strata building and lands and those owners who do not want to terminate the strata and sell the strata building and lands; and

Whereas the changes in the Strata Property Act that came into effect on July 28, 2016 can also create situations where some owners may receive far less in sales proceeds for their units than their assessed values and force owners who do not want to sell their units to sell their units; and

Whereas the changes in the Strata Property Act that came into effect on July 28, 2016 may encourage developers to aggressively push strata owners and strata councils to terminate their strata corporations and sell the strata buildings and lands; and

Whereas, under some circumstances, terminating a strata corporation may be the best choice for strata owners. As some older strata buildings reach the end of their life cycle, the cost of repair may not make economic sense or owners may not have the financial ability to pay for the necessary repairs; and

Whereas municipalities are limited in their ability to address these issues;

THEREFORE, BE IT RESOLVED:

THAT the Union of BC Municipalities urge the Provincial Government of British Columbia to study the impacts related to the changes made in July 2016 to the Strata Property Act and consider increasing the percentage of registered owners required to terminate (wind up) a strata corporation depending on the results of the proposed study.

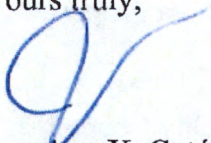
I am writing to ask for your support of this resolution at the convention in September.

A council report giving more background is attached.

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

Thank you for your attention to this matter.

Yours truly,



Jonathan X. Cote
Mayor

Attach: Council Report "Changes to the Strata Property Act: UBCM Resolution"

REPORT

Mayor's Task Force on Housing Affordability

To: Mayor Côté and Members of Council **Date:** 5/28/2018
From: Mayor's Task Force on Housing **File:** 01.0020.40
Affordability
Item #: 122/2018
Subject: Changes to the Strata Property Act: UBCM Resolution

RECOMMENDATION

1. ***THAT*** Council endorse the recommended Union of BC Municipalities (UBCM) resolution related to changes to the Strata Property Act as contained in this report.
2. ***THAT*** the Council direct staff to forward the resolution and background documentation to UBCM and to actively seek municipal support for the resolution.
3. ***THAT*** Council direct staff to send a letter to the British Columbia Ministry of Municipal Affairs and Housing to study the impacts related to the changes made in July 2016 to the Strata Property Act and consider increasing the percentage of registered owners required to terminate (wind up) a strata corporation depending on the results of the proposed study.

PURPOSE

This report discusses the changes made to the Strata Property Act in July 2016 and their potential impacts on strata property owners. The purpose of this report is to seek Council endorsement of a resolution to the Union of British Columbia Municipalities (UBCM) to recommend further study of the impact of these recent changes and to request a possible modification of these recent changes if supported by further research results.

EXECUTIVE SUMMARY

On July 28, 2016, changes were made by the Provincial Government to the Strata Property Act so that strata owners are now able to liquidate their strata corporation by an 80% vote of all eligible voters instead of the previous unanimous voting requirement.

The changes to the Strata Property Act were discussed by the City's Community and Social Issues Committee and the Seniors Advisory Committee, with both being supportive of a review and with most members suggesting a higher percentage.

BACKGROUND

Effective July 28, 2016, strata owners are now able to liquidate their strata corporation by an 80% vote of all eligible voters instead of the previous unanimous voting requirement. As described on the Provincial Government's website, the changes include "court oversight to protect any minority dissenting owners and registered chargeholders (e.g. mortgage providers)."

Attachment 1 contains excerpts from the website describing Strata Termination (Winding Up) Legislation (July 2016) which describes these changes. Attachment 2 contains the article "How simple is liquidation of a strata corporation?" from the Condominium Homeowners' Association, as published in the Spring 2016 issue of CHOA Journal, which provides a detailed step by step process in the liquidation of a strata corporation, including timelines.

As of July 7, 2017, according to CHOA, there have been five strata buildings in British Columbia sold to developers since the legislation came into place. According to the Land Title and Survey Authority of BC, as of January 9, 2018, there were 31,100 filed strata plans in British Columbia. Therefore, the percentage of strata buildings sold to developers since the legislation changed is fairly small (less than one percent).

DISCUSSION

Potential Impacts

The noted changes to the Strata Property Act may have negative impacts to residents including:

- Conflicts between owners who want to liquidate the strata corporation and sell the strata building and lands and those who do not want to liquidate.
- Situations where some owners may receive lower sales proceeds for their units than their assessed values.

- Developers pushing strata owners and strata councils to liquidate the strata corporation and sell the strata buildings and lands.
- Loss of rental units, which is a significant concern given the persistently low vacancy rates in the rental market (1.1% in New Westminster in October 2017) and the large number of renter households living in condominiums in New Westminster (3,109 in October 2017).
- Undue influence of investors who have purchased many units within a building.

At the same time, terminating a strata corporation may be the best choice for strata owners when older strata buildings reach the end of their life cycle; the cost of repair may not make economic sense or owners may not have the financial ability to pay for the necessary repairs.” Having a 100% requirement may create financial hardship for the majority of owners who need to sell if a few owners do not want to sell.

There appears to be no studies conducted by the Provincial Government or other agencies on the potential positive and negative impacts on residents of the changes to the Strata Property Act.

CONSULTATION

Community and Social Issues Committee

The Community and Social Issues Committee discussed the changes to the Strata Property Act on May 8, 2018. Based on the discussion, committee members expressed concern about real estate speculation, particularly related to older strata buildings located on frequent transit corridors, including SkyTrain; the potential conflicts which could occur in strata corporations; the possibility of block voting by investors who own multiple strata units; and the potential impacts on renters of strata units, who may lose their housing. There was general support of a review of the changes, with a view to considering a higher percentage.

Seniors Advisory Committee

The Seniors Advisory Committee discussed the changes to the Strata Property Act on May 10, 2018. Based on the discussion, committee members expressed concern about the apparent lack of research that went into the changes, particularly related to unintended consequences; the increasing number of purchasers that see their strata units as investments and not homes; and the potential for block voting. Several members spoke about the importance of aging in place and felt that the changes were counter to this goal. Several other members called for a higher percentage (e.g., 90%). There was general support for a review of the changes, with a view to considering a higher percentage.

RECOMMENDED UBCM RESOLUTION

Given the above, the following resolution is recommended to be forwarded to the Union of BC Municipalities for consideration at its Annual Conference in September 2018.

Whereas the changes in the Strata Property Act that came into effect on July 28, 2016 can create conflicts among owners within a strata building who want to terminate the strata and sell the strata building and lands and those owners who do not want to terminate the strata and sell the strata building and lands.

Whereas the changes in the Strata Property Act that came into effect on July 28, 2016 can also create situations where some owners may receive far less in sales proceeds for their units than their assessed values and force owners who do not want to sell their units to sell their units.

Whereas the changes in the Strata Property Act that came into effect on July 28, 2016 may encourage developers to aggressively push strata owners and strata councils to terminate their strata corporations and sell the strata buildings and lands.

Whereas, under some circumstances, terminating a strata corporation may be the best choice for strata owners. As some older strata buildings reach the end of their life cycle, the cost of repair may not make economic sense or owners may not have the financial ability to pay for the necessary repairs.

Whereas municipalities are limited in their ability to address these issues

THEREFORE, BE IT RESOLVED:

THAT the Union of BC Municipalities urge the Provincial Government of British Columbia to study the impacts related to the changes made in July 2016 to the Strata Property Act and consider increasing the percentage of registered owners required to terminate (wind up) a strata corporation depending on the results of the proposed study.

NEXT STEPS

Should Council endorse the proposed approach, staff would forward this motion to other BC municipalities for their endorsement. Staff would also forward this resolution to UBCM on or before June 30, 2018 for their consideration of this resolution at the UBCM annual general meeting in September 2018.

OPTIONS

There are four options for consideration:

1. That Council endorse the recommended Union of BC Municipalities (UBCM) resolution related to changes to the Strata Property Act as contained in this report.
2. That Council direct staff to forward the resolution and background documentation to UBCM and to actively seek municipal support for the resolution.
3. That Council direct staff to send a letter to the British Columbia Ministry of Municipal Affairs and Housing to study the impacts related to the changes made in July 2016 to the Strata Property Act and consider increasing the percentage of registered owners required to terminate (wind up) a strata corporation depending on the results of the proposed study.
4. That Council provides staff with other direction.

Staff recommends options 1, 2, and 3.

ATTACHMENTS

Attachment 1: Provincial Government of British Columbia - Termination (Winding Up) of Strata Corporations

Attachment 2: Article - "How simple is liquidation of a strata corporation?"

This report has been prepared by:
Tristan Johnson, Planning Analyst

This report was reviewed by:
John Stark, Acting Manager of Planning

Approved for Presentation to Council



Jackie Teed
Acting Director of Development
Services



Lisa Spitale
Chief Administrative Officer

Attachment 1

Provincial Government of British Columbia – Termination (Winding Up) of Strata Corporations

Termination (Winding Up) of Strata Corporations

Strata corporations can now terminate (wind up and cancel the strata plan) with an 80% vote of all owners, instead of the previous unanimous voting requirement.

It is strongly recommended that a strata corporation considering termination seek independent professional and legal advice well in advance of a vote to wind up (terminate). There are many steps in the termination process and not all of these are referenced in strata legislation.

Bare land strata corporations ("strata subdivisions") wishing to terminate must also notify the applicable local government 90 days in advance. A bare land strata corporation considering termination may wish to transfer responsibility for bare land strata services (e.g. sewer, roads, water) to local government. *The applicable local government does not have to accept responsibility for any bare land strata services. Prior to a vote on termination, the strata should clarify how services will be provided.*

This page provides a basic overview of the strata termination process; it is not a substitute for legal advice.

Learn more on this page:

[Why Would a Strata Corporation Choose to Terminate?](#)

[From Unanimous to 80%](#)

[Overview of the Termination Process](#)

[Exploring Termination](#)

[Giving Notice of a General Meeting for a Termination Vote](#)

[Voters](#)

[Court Oversight](#)

[Submitting an Application to the Land Title Office](#)

[Bare Land Stratas - Additional Requirement](#)

Why Would a Strata Corporation Choose to Terminate?

Under some circumstances, terminating a strata corporation may be the best choice for strata lot owners. As some older strata corporations reach the end of their life cycle, the cost of repair may not make economic sense or owners may not have the financial ability to pay for the necessary repairs. Sometimes the land can be sold for redevelopment; for example, a low-rise building could be redeveloped into a building with many more units.

Bare land stratas ("strata subdivisions") may want to terminate as well; this is known as cancelling the bare land strata plan. For example, a bare land strata corporation may want to convert to a fee simple (non-strata titled) subdivision or, in certain circumstances, become a single parcel with "tenants-in-common".

From Unanimous to 80%

Effective July 28, 2016, strata owners are now able to terminate (wind up) their strata corporation with an 80% vote instead of the previous difficult-to-achieve unanimous voting requirement. Many other jurisdictions, including Alberta and Ontario, do not require a unanimous vote to terminate.

The 80% vote means the termination resolution **must have 80% approval of all the registered owners**. It is not a quorum vote. Unlike majority and 3/4 votes, it is not an 80% vote of those owners present, or holding

proxies, at the meeting (learn more in [types of voting](#)). For strata corporations with fewer than 5 strata lots, the 80% voting threshold is effectively unanimous.

Given the significance of terminating a strata corporation, there is court oversight to protect any dissenting owners and registered charge holders (e.g. mortgage providers).

[These changes to the Strata Property Act](#) are based on the [BC Law Institute's recommendations](#). There was extensive public consultation and the changes are widely supported by the strata community.

Overview of the Termination Process

Voluntary winding up from initial exploration to finalizing the sale (or liquidating) and owners moving out can take up to 18 months or even longer. This section provides a general overview of voluntary winding up but it does not list all the steps. Strata corporations are strongly advised to seek independent professional and [legal advice](#) from a knowledgeable strata lawyer as it is important to understand the full termination process and implications, well in advance of a vote to wind up a strata corporation. A lawyer can also advise on the pros and cons of voluntarily winding up with and without the services of a liquidator. (In addition to voluntary winding up, the *Strata Property Act* also continues to allow a court-ordered winding up, a rare occurrence).

Sometimes strata lot owners may be concerned about protecting their interests. The termination process has a number of safeguards built in including: advance notification to every owner; an 80% vote of approval from all owners (not a quorum vote from those present, or holding proxies, at a meeting); and court oversight. However, individual owners may also wish to consult a strata lawyer for independent advice.

Listed below are some other resources if termination is being considered:

- [Strata associations](#) have information about the new termination process and may offer consultation services for a fee.
- The [Civil Resolution Tribunal \(CRT\)](#) does not replace the court's role in the termination process. However the CRT can play a role to address certain unfair actions under sections 164 and 173 of the *Strata Property Act*. The CRT may make an order:
 - regarding an action or threatened action by the strata corporation, including the council, in relation to an owner or tenant
 - regarding a decision of the strata corporation, including the council, in relation to an owner or tenant
 - directed at the strata corporation, the council or a person who holds 50% or more of the votes, if the order is necessary to prevent or remedy a significantly unfair action, decision or exercise of voting rights.
- If there are concerns about professionals not acting in good faith, please check with their professional disciplinary bodies.
- Additional information on the termination process includes: CHOA's spring 2016 Journal Article "[How Simple is Liquidation of a Strata Corporation?](#)" and a [termination \(winding up\) infographic \(pdf\)](#) by Clark Wilson LLP.

Exploring Termination

Often a termination process starts when a developer approaches a strata corporation wishing to buy all the strata lots for redevelopment. Or a strata corporation may be interested in winding up and selling for redevelopment because of excessive repair and maintenance costs.

Open and transparent communication with owners is essential. Information meetings should be held with owners from the very beginning to discuss options and collectively learn more about termination (winding up) including disbursement of funds to owners (if selling to a developer), costs and fees.

Owners will also want to understand how funds from selling would be disbursed. Disbursement to owners will be affected by when the strata plan was filed: before August 1974, unit entitlement; August 1974 to 2000, interest upon destruction; after 2000, relative assessed values.

If the majority of owners are interested in termination, usually a resolution is adopted to enable the strata council to move the process forward and hire legal counsel. Given the costs of the legal review and governance implications, the strata council should only proceed once the owners have formally given direction. The strata corporation is strongly advised to obtain independent legal and professional advice.

The strata council may also hire a real estate broker to market the property or negotiate an offer from a developer. When hiring a broker, the strata corporation's legal counsel should closely review: the terms and conditions of the agency agreement; the commission rates; and whether any type of limited dual agency (i.e. representing both buyer and seller) is permitted.

There is no set procedure but once an eligible offer has been received, a resolution to terminate can be drafted. The winding up resolution should be drafted by the strata's legal counsel and will usually be a detailed multi-paged document. The termination resolution will authorize termination of the strata plan, authorize the strata corporation to apply to the Supreme Court for termination orders and a vesting order authorizing the cancellations of the strata plan and winding up of the strata corporation; approve expenditures (funding for the lawyer, liquidator, liquidator's legal representation, fees and commissions); and may also address miscellaneous matters like move out timelines or rent-free periods.

Giving Notice of a General Meeting for a Termination Vote

A strata corporation is required to give at least two weeks' written notice of a general meeting. However if the agenda includes a resolution on termination, the strata must give at least four weeks' written notice. Four weeks actually means at least 32 days when also considering the notice requirements under the *Interpretation Act*. If the general meeting is called by petition, then eight weeks' written notice (at least 60 days when also considering the notice requirements under the *Interpretation Act*) is needed.

The notice of the general meeting to vote on termination must be given to all persons who are entitled to receive the meeting notice, regardless of whether a person previously waived the right to receive notification. Learn more about [notice requirements](#) and [preparing for a general meeting](#).

Voters

Approving a strata termination resolution requires an 80% vote of approval from all the strata owners. It is not a [quorum vote](#) of those owners present or holding proxies at a meeting.

Given the importance of a termination resolution, all [strata owners are eligible to vote](#) on the resolution, regardless of any provisions in the bylaws making a strata owner ineligible to vote if the owner has unpaid special levies or unpaid strata fees.

In some situations a mortgagee (the person, organization or financial institution holding the mortgage) of a strata lot may vote at a general meeting on matters relating to insurance, maintenance, finance or other

matters affecting the security for the mortgage. However, a mortgagee is not permitted to vote on a resolution to terminate a strata corporation.

Court Oversight

After passing a resolution to terminate, a strata corporation with five or more strata lots must apply to the BC Supreme Court for an order confirming termination.

For small strata corporations with fewer than five lots, the requirement for an 80% vote to terminate is effectively unanimous. These stratas may choose whether to apply for a court order or not. On the one hand, obtaining a court order has a cost. On the other hand, having a court order means small strata corporations do not have to get unanimous written consent of the registered chargeholders.

The *Strata Property Act* provides guidance to the court in how to consider the best interests of the owners, including any significant unfairness to any dissenting minority owners or registered charge holders (e.g. mortgage provider) and ensures all parties have a standing in court.

Submitting an Application to the Land Title Office

When the strata corporation is ready to submit an application to the [Land Title Office](#) to cancel a strata plan, the strata corporation in addition to other documents, must include the following:

If the strata has obtained a court order:

- a Certificate of Strata Corporation confirming:
 - the winding up (termination) resolution has passed, and
 - the strata corporation has no debts other than the debts held by holders of registered charges.
- a copy of the court order

If the strata has fewer than 5 strata lots (and does not obtain a court order):

- the written consent of all holders of registered charges
- a [Form E Certificate of Strata Corporation for Section 274](#) confirming:
 - the winding up (termination) resolution has passed, and
 - the strata corporation has no debts other than the debts held by persons who have consented in writing to the winding up of the strata corporation.

Attachment 2

Article – “How simple is liquidation of a strata corporation?”



How simple is liquidation of a strata corporation?

Tony Gioventu / CHOA

Liquidation is a dramatic step for a strata corporation and your community of owners, many of whom have probably lived there for 30+ years. The potential for errors, or the owners being at a disadvantage, is very high, so it is essential to follow some basic steps of decision making. There are two basic factors that affect a liquidation from the owners' perspective: value of the property and the condition of the property which can be assessed with the help of a depreciation report.

The information in the depreciation report could influence the owners decision to maintain versus liquidate; however, all strata corporations need to remember that until they have voted to liquidate, the strata corporation must still maintain and repair its property. Then consider the transaction costs associated with liquidation including brokerage fees, liquidation costs and legal fees, what's the right time and what's the right price

It differs for every project based on land use and value. A project that may yield only the current assessment value could be a prudent decision if each owner is facing a \$100,000 special levy for repairs, whereas a development in great condition may not consider a sale unless they can see a 200-300% increase in value. For real estate value it is still the same three conditions: location, location, location.

In the fall of 2015, the *Strata Property Act* was amended, lowering the voting requirement for liquidation from 100% to 80% of the schedule of voting rights.

Please note the amendments are not in force as the development of regulations are still required. Even though the change is significant, obtaining 80% of the total number of votes will be extremely difficult to achieve and will require an application to the Supreme Court of BC to approve the decision as part of the legislative amendment.

There are two methods of selling the property. Option 1: A developer or speculator purchases all of the units directly from each owner. The strata is not involved in the liquidation process and the deal is fairly clean. Option 2: a strata corporation votes for a liquidation which may be complicated. An advantage of this option is it gives the strata owners the collective ability to market their property for competitive bidding and obtain the best price.

Consumers want the best price and the best terms for their property before they will consider selling. To reach this objective, a logical process is helpful for the strata corporation to follow. They begin with a general meeting of the owners to determine if the owners want the council to investigate selling the property. The strata owners will vote by at least a majority vote to give council authority to start the process and to retain an independent lawyer who will act solely for the strata throughout the process. The strata council will also want to review proposals from a number of commercial brokers who will market the property, with negotiable fees generally from 1-2% of the total sale.

Once strata council has completed a legal review of the contract and retained

a broker, the broker proceeds with marketing the property. Developers and land speculators will be invited to assess the property, and submit offers.

The offers may take into consideration location, expanded development opportunity, transit and community access, neighbouring developments and amenities, plus the overall potential for the site. This phase usually takes 3-6 months.

When the broker finalizes a short list of generally 3-5 of the highest offers the strata council and their lawyer will meet to review the offers, perhaps counter offer and will consider the terms and conditions of the offer. When the details are clear the final offer is tentatively agreed upon subject to the approval of the owners at a general meeting.

Once the final offer is approved in principle the complicated work begins. Around months 6-12 the final negotiation of the purchase conditions and price are completed and the strata's lawyer will prepare the 80% vote resolution that authorizes the liquidation, authorizes the court application to ratify the decision, and to appoint a liquidator. The liquidator will be responsible for the receipt of the money from the developer, the cancellation of each of your titles into one parcel of land, and the payout to each owner, their share of the proceeds after any charges on their property.

The resolution that the owners will vote on and the sequencing of the events is the most critical part of the transaction. You can easily expect a resolution that is many pages in length because the resolution

must include all of the terms and conditions of the contracts, agreements, court applications, liquidation procedures and transfer of funds. One quirk of the liquidation process is owners who require their proceeds to make another purchase will have to wait until the job of the liquidator is complete before they can shop for a new home. Only when the liquidation process is complete do the owners receive their money, once any such as mortgages on their property are cleared. To provide

time for owners to move and relocate, the strata may want to negotiate 60-120 days of occupancy after the completion of the liquidation, as part of the contract.

If everything goes well, plan on 12-18 months. The success depends on a number of information meetings and constant communication with your owners to prepare them for the vote and the emotional liquidation of their community. If you hope to have any

success on your proposed liquidation, don't forget the owners have to find a new place to live once the deal is complete. Before you vote, an information meeting with the owners to help them understand what other property is available in the region is just as critical. ●

Tony Gioventu is the Executive Director of CHOA. For more information please visit the CHOA website at www.choa.bc.ca

Strata Corporation Liquidation: Step-by-Step

Step 1	<ul style="list-style-type: none"> ● The strata corporation is approached by a commercial agent, buyer or the strata council considers the option of investigating liquidation. 	Month 1	Step 4 Con't	<ul style="list-style-type: none"> ● Strata Council convenes a general meeting to present the offer(s) to owners. ● Owners vote to: <ul style="list-style-type: none"> ○ Proceed with having a lawyer draft the liquidation resolution and approve the funding needed to move forward (lawyer fees, liquidator fees, etc.), or ○ Reject the offer and direct council to either continue to negotiate a better offer or stop all discussions on liquidation. 	Month 4 - 8 Con't
Step 2	<ul style="list-style-type: none"> ● The strata corporation is approached by a commercial agent, buyer or the strata council considers the option of investigating liquidation. ● Strata council convenes an information meeting of owners to raise the idea of liquidating the strata corporation. 	Month 2 - 3	Step 5	<ul style="list-style-type: none"> ● Continue to negotiate (if required) ● The strata corporations' lawyer will review the terms and conditions of the offer, including possible counter offers. Once there is a final offer the strata's lawyer will draft a resolution for owners to approve. ● Strata council calls a general meeting to vote on the 80% resolution. 	Month 8 - 10
Step 3	<ul style="list-style-type: none"> ● This meeting helps council decide to move forward or not. ● Strata council convenes a general meeting of the strata corporation to obtain: <ul style="list-style-type: none"> ○ Authorization for strata council to investigate liquidation options ○ Approval for funding for legal representation including: <ul style="list-style-type: none"> ● Reviewing terms and conditions of an offer ● Listing agreements, and ● Subsequent legal consultation 	Month 4 - 5	Step 6	<ul style="list-style-type: none"> ● Once the resolution is approved the strata corporations' lawyer will commence the court application for liquidation. ● There may be conditions to meet before the appointment of a liquidator and vesting order granted/obtained/applied for? 	Month 10 - 12
Step 4	<ul style="list-style-type: none"> ● Strata council negotiates a listing agreement with a broker. ● The broker creates a listing profile and markets property. ● The broker presents offers to council. ● Strata council with the strata's lawyer review offers and possibly makes counter offers. 	Month 4 - 8	Step 7	<ul style="list-style-type: none"> ● Liquidation process complete ● Funds transferred to strata corporation ● Vesting order is filed by the liquidator ● Owners given 60 - 120 days to move 	Month 12 - 18

12(a)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** June 14, 2018
FROM: Madeline McDonald **FILE:** 0390-20-04
Chief Administrative Officer
SUBJECT: 2018 UBCM Ministerial Meetings

ISSUE:

The Province is accepting requests for meetings with the Premier and members of Cabinet at the 2018 Union of BC Municipalities Convention.

BACKGROUND:

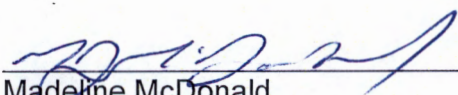
Each year, elected municipal officials meet at the Union of BC Municipalities Convention to attend plenaries and workshops and to vote on resolutions of mutual interest to local governments around the Province.

The deadline to submit requests for meetings with Premier Horgan, Municipal Affairs and Housing Minister Selena Robinson, BC Hydro or any other Cabinet Minister is July 13th, 2018. The current Government's priorities include housing, green initiatives, poverty reduction and first nations relationships.

Further appointments can be with ministry and Crown Corporation staff when the Appointment Book comes out later in the summer.

Staff will request meetings with any Minister, department or agency and prepare briefing notes on any subject of interest upon request. A list of cabinet ministers and their ministries is on the reverse of this report for reference.

Respectfully submitted:



Madeline McDonald
Chief Administrative Officer

Executive Council of the B.C. Government

Premier John Horgan

Honourable Melanie Mark, Minister of Advanced Education, Skills and Training

Honourable Lana Popham, Minister of Agriculture

Honourable David Eby, Attorney General

Honourable Katrine Conroy, Minister of Children and Family Development

Honourable Katrina Chen, Minister of State for Child Care

Honourable Jinny Sims, Minister of Citizens' Services

Honourable Rob Fleming, Minister of Education

Honourable Michelle Mungall, Minister of Energy, Mines and Petroleum Resources

Honourable George Heyman, Minister of Environment and Climate Change Strategy Honourable Carole

James, Minister of Finance and Deputy Premier

Honourable Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations, and Rural Development

Honourable Adrian Dix, Minister of Health

Honourable Scott Fraser, Minister of Indigenous Relations and Reconciliation

Honourable Bruce Ralston, Minister of Jobs, Trade, and Technology

Honourable George Chow, Minister of State for Trade

Honourable Harry Bains, Minister of Labour

Honourable Judy Darcy, Minister of Mental Health and Addictions

Honourable Selina Robinson, Minister of Municipal Affairs and Housing

Honourable Mike Farnworth, Minister of Public Safety and Solicitor General

Honourable Shane Simpson, Minister of Social Development and Poverty Reduction

Honourable Lisa Beare, Minister of Tourism, Arts and Culture

Honourable Claire Trevena, Minister of Transportation and Infrastructure



FILE #	DATE
0390-20-01	June 11/18
<input type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM 0	
COUNCIL AREA	
DATE June 18, 2018	
	INITIAL <input type="checkbox"/>
ITEMS: A-REQ. ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

June 11, 2018

Dear Mayors and Regional District Chairs:

My caucus colleagues and I are looking forward to seeing you all again at this year's Union of British Columbia Municipalities (UBCM) Convention in Whistler from September 10-14.

Communication, Collaboration, Cooperation, the theme for the 2018 Convention, is indeed an appropriate focus as we engage in dialogue around local, provincial, federal, and First Nations governments working together to build strong and vibrant communities throughout our province. We all have a part to play in finding solutions and developing ideas that will ensure our communities thrive, and UBCM provides us with a wonderful opportunity to listen to one another, share ideas, and work together to build a better BC.

If you would like to request a meeting with a Cabinet Minister or with me during this year's convention, please register online at <https://UBCMreg.gov.bc.ca> (live, as of today). Please note that this year's invitation code is **MeetingRequest2018** and it is case sensitive. If you have any questions, please contact UBCM.Meetings@gov.bc.ca or phone 250-213-3856.

I look forward to being part of your convention, meeting with many of you, and exploring ways that we can partner together to address common issues.

Sincerely,

John Horgan
Premier



FILE #	DATE
6390-20-04	June 11/18
<input checked="" type="checkbox"/> CAC	<input type="checkbox"/> INFRA
<input type="checkbox"/> LOCAL	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SER.	<input checked="" type="checkbox"/> COUNCIL
ITEM	B
COUNCILAGE : DA	
DATE	June 18, 2018
	INITIAL <input type="checkbox"/>
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

June 11, 2018

Dear Mayors and Regional District Chairs:

I am pleased to provide you with the following information regarding the process for requesting a meeting with me, or with provincial government, agency, commission and corporation staff, during the upcoming annual UBCM Convention taking place in Whistler, September 10 to 14, 2018.

You will also receive a letter from the Honourable John Horgan, Premier, containing information about the online process for requesting a meeting with Premier Horgan and other Cabinet Ministers.

If you would like to meet with me at the Convention, please complete the online request form at: [MAH Minister's Meeting](#) and submit it to the Ministry of Municipal Affairs and Housing before **July 13, 2018**. Meeting arrangements will be confirmed by mid-August. I will do my best to accommodate as many meeting requests as possible.

To get the most out of your delegation's meeting with me, it would be helpful if you would fill out the online form with detailed topic information. By providing this information in advance of the meeting, I will have a better understanding of your delegation's interests and it will allow for discussions that are more productive.

Ministry staff will email the Provincial Appointment Book (PAB). This PAB lists all government, agency, commission and corporation staff expected to be available to meet with delegates at the Convention, as well as details on how to request a meeting with staff online.

As I approach my second Convention as Minister responsible for local government, I look forward to hearing more about your communities, to identifying opportunities to work together with you in partnership, and to growing our relationships in the spirit of collaboration.

Sincerely,

Selina Robinson
Minister

pc: Honourable John Horgan, Premier
Wendy Booth, President, Union of British Columbia Municipalities

13(a)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** June 5, 2018

FROM: Debra Key **FILE:** 0400-60-02
Deputy Chief Administrative Officer/CO

SUBJECT: Proposed "Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018"

ISSUE: To consider and provide consent to the FVRD's proposed Regional Solid Waste Management service Area Establishment Bylaw No. 1478, 2018

BACKGROUND:

Attached is a letter dated May 24, 2018 and accompanying Corporate Report dated May 8, 2018 requesting Council's consent to the Fraser Valley Regional District's "Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018".

At this time, the proposed Bylaw does not identify a budget for acquisition of the additional funds, however, provision d) provides for the recovery of the annual costs to be addressed by one or more options listed in the bylaw.

This is a statutory requirement under s. 346 of the *Local Government Act* to obtain consent from the participants in the service to the proposed bylaw.

RECOMMENDATION:


THAT Council consents to the Fraser Valley Regional District's "Fraser Valley Regional District Regional Solid Waste Management Service Establishment Bylaw No. 1478, 2018".

Respectfully submitted:

REVIEWED BY:



 Debra Key
 Deputy Chief Administrative Officer/CO



 Madeline McDonald
 Chief Administrative Officer

May 24, 2018

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

Attention: Madeline McDonald, CAO

Re: Request for Statutory Municipal Consent for Proposed Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018

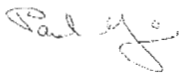
Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018 was given three readings by the FVRD Board of Directors on May 23, 2018, a certified copy of which is enclosed for your reference. Also enclosed is a background memorandum which will provide your council with further information. The next steps in the process are:

- To seek the necessary statutory consents from the participants in the service in accordance with S. 346 of the *Local Government Act*;
- Approval of Bylaw No. 1478, 2018 by the Inspector of Municipalities; and
- Consideration of the adoption of Bylaw No. 1478, 2018 by the FVRD Board.

In view of the foregoing, we are requesting that your Council give its consent, by way of formal resolution, to the adoption of *Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018* at its earliest convenience.

Your prompt attention to this matter is greatly appreciated. If you have any questions or concerns regarding the bylaw, please do not hesitate to contact me at (604)-702-5033.

Regards,



Paul Gipps,
Chief Administrative Officer
Enc.

To: Regional and Corporate Services Committee
From: Stacey Barker, Deputy Director of Regional Programs

Date: 2018-05-08
File No: 5360-27-001

Subject: Solid Waste Service Area Establishment Bylaw 1478

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018*.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Support Healthy & Sustainable Community

PRIORITIES

Priority #1 Waste Management

BACKGROUND

The Draft *Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018* is being brought forward for consideration to allow the Fraser Valley Regional District (FVRD) to regulate solid waste issues from a regional standpoint. Once the service area is established, subsidiary regulatory bylaws can be considered, such as the source separation bylaw currently under development.

DISCUSSION

The FVRD's approved Solid Waste Management Plan (SWMP) has set a waste reduction target of 90% diversion by 2026. To reach this target, it is imperative that organic and recyclable material be separated from the residual waste stream. One of the various strategies that the FVRD is proposing is new sorting requirements of municipal solid waste for all residents, businesses, and institutions.

Consultation on a proposed source separation bylaw was concluded in 2017 and, based on feedback received, staff have been working closely with municipal solid waste representatives, the Waste Management Association of BC, Lidstone & Company, and the Ministry of Environment to finalize a draft for the Board's consideration.

A source separation bylaw can only be brought forward to the Board once a service area establishment bylaw is approved by the Board, statutory consent is received from all municipalities and electoral areas and it receives approval from the Inspector of Municipalities.

COST

As discussed in a memo to the Board in November 2017, the vast majority of services provided by the FVRD have their budgets funded through standard municipal and electoral area tax requisition. The FVRD's Regional Solid Waste Program is an exception and is instead funded through a Waste Tonnage Levy. The Levy is applied to all solid waste that is disposed of within the FVRD or leaves the FVRD through a consolidation point (transfer station) on its way for disposal outside of the FVRD. Therefore, the FVRD has never created a service area establishment bylaw for the Solid Waste Program as there was no need to tax FVRD residents.

Levy revenue, however, is on the decline due to increased quantities of organic material being composted and diverted from landfilling. As part of the upcoming annual budget discussion for 2019, this issue will be brought forward again to the Board for their direction on how to acquire additional funding to support this program should there be a shortfall. The enactment of *Bylaw No. 1478, 2018* will provide the FVRD with additional options for funding the annual Solid Waste budget if the Board decides to move in this direction for 2019.

The establishment of *Fraser Valley Regional District Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018* has no effect on 2018 budgets or tax requisition.

COMMENTS BY:

Barclay Pitkethly, Director of Regional Programs

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Reviewed and supported

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1478, 2018

A bylaw to establish a regional service area for the management of solid waste and recyclable material

WHEREAS in order to advance the goals as set out in the Solid Waste Management Plan, the Fraser Valley Regional District Board of Directors ("the Board") deems it necessary to establish the Regional Solid Waste Management Service Area;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018*.

2) ENACTMENTS

- a) The Board hereby establishes the Regional Solid Waste Management Service Area for the purpose of regulating and managing municipal solid waste and recyclable material.
- b) The participating areas for the service established by this bylaw shall be Electoral Areas A, B, C, D, E, F, G and H of the Fraser Valley Regional District and the City of Chilliwack, City of Abbotsford, District of Mission, District of Kent, District of Hope and the Village of Harrison Hot Springs.
- c) The boundaries of the service area established by this bylaw shall be the boundaries of the Fraser Valley Regional District.
- d) The annual costs for the service established by this bylaw shall be recovered by one or more of the following:
 - i. The requisition of money to be collected by a property value tax;
 - ii. Parcel taxes imposed; and/or
 - iii. The imposition of fees and other charges that may be fixed by separate bylaw for the purpose of recovering these costs; and/or
 - iv. Revenues received by way of agreement, enterprise, gift, grant or otherwise.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME this 23rd day of May, 2018

READ A SECOND TIME this 23rd day of May, 2018

READ A THIRD TIME this 23rd day of May, 2018

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this day of

ADOPTED this day of



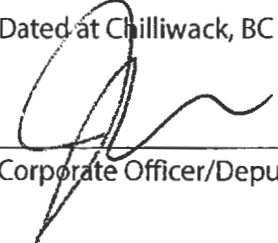
Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018* as read a third time by the Fraser Valley Regional District Board on the 23rd day of May, 2018.

Dated at Chilliwack, BC this 24th day of May, 2018



Corporate Officer/Deputy