



**VILLAGE OF HARRISON HOT SPRINGS
NOTICE OF MEETING
AND
MEETING AGENDA**

SPECIAL COUNCIL MEETING

Date: Wednesday, June 30, 2010
Time: 9:30 a.m.
Place: Council Chambers, Village of Harrison Hot Springs

1. CALL TO ORDER

Meeting called to order by Mayor Becotte

2. LATE ITEMS

3. ITEMS FOR DISCUSSION

4. REPORTS FROM STAFF

☐ 2009 Annual Report

**Report of the Director of Finance – June 24, 2010
Re: 2009 Annual Report**

Recommendation:

THAT Council adopts the 2009 Annual Report.

5. ADJOURNMENT



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** June 24, 2010
FROM: Director of Finance **FILE:** 1880
SUBJECT: 2009 Annual Report

BACKGROUND: Section 98 and 99 of the *Community Charter* requires that an annual report be considered by Council at a council or other public meeting. The report was made available to the public on June 16th and has been available for 14 days for public inspection. The report is to be presented by June 30, 2010.

RECOMMENDATION: That Council adopts the 2009 Annual Report.

Respectfully submitted for your
consideration;

Dale Courtice, CGA
Director of Finance

Ted Tisdale
Chief Administrative Officer



Village of Harrison Hot Springs

2009 Annual Report

Fiscal Year Ending December 31, 2009



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Elected and Appointed Officials

Current Council 2008—2011

Mayor Ken Becotte

Councillor Dave Harris
Councillor Dave Kenyon

Councillor Allan Jackson
Councillor Bob Perry

2009 Appointed Officials

Chief Administrative OfficerLarry Burk
Director of Finance Dale Courtice
Superintendent of Public Works Ken Fleckenstein (Jan—Nov)

Municipal Auditors
McConnell, Voelkl

Municipal Bankers
Prospera Credit Union

Municipal Solicitors

Murdy & McAllister
Harris & Co

General
Labour

Message from the Mayor

Dear Residents:

2009 was a very exciting and eventful year for our community.

It was the first full year Council had the opportunity to work together for the benefit and betterment of Harrison. We worked hard and I thank Councillors, not only for their unselfishness to serve you, but for their commitment to do those things that are in the best interest of the Village.

Our success as a Council was achieved through the hard work and professionalism of our staff and we are appreciative of their efforts and on going support. Collectively, I believe we have a great team.

Council had some difficult issues to deal with this past year, but fortunately all were surmountable. As you walk around our community some of the projects are obvious—Harrison Lake Plaza, beachfront improvements, trails and the new water reservoir to name a few. Others not so obvious include in ground infrastructure improvements to the existing system and planning for the future.

I believe we have something very special in Harrison. We have a residential life style and a quality of life that is the envy of others. We also have the opportunity to showcase our little “gem” with the rest of the world, through proactive promotional/marketing programs.

The challenge for Council, which I remain confident, is achievable to maintain and expand our tourism industry, while being sensitive to and keeping in balance, the rights and needs of our residential community.

I believe that as you review the Annual Report you will be proud of the accomplishments we achieved as a community.

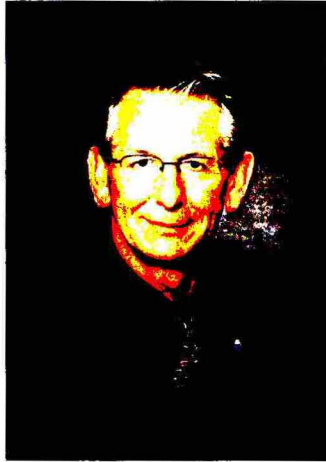
I thank you for the opportunity to serve you, and commit to providing you an open and transparent Council. I am always available—please call me with your concerns or suggestions.

A handwritten signature in blue ink, appearing to read 'Ken Becotte', with a stylized flourish at the end.

Ken Becotte
Mayor



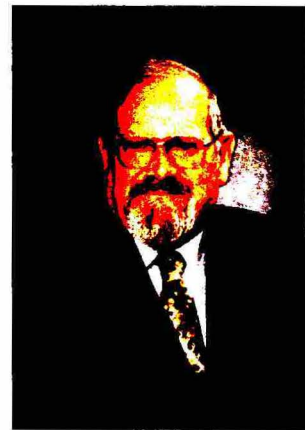
Council 2008—2011



Mayor Ken Becotte



Councillor Dave Harris



Councillor Dave Kenyon



Councillor Allan Jackson

Village Council is the legislative body representing the citizens of the Village of Harrison Hot Springs, providing leadership and establishing policies and priorities for municipal government in the Village. Council reviews and establishes budget levels for civic operations and capital expenditures. Village Council is made up of the Mayor and four Councillors. The Mayor chairs meetings of Council. All members of Council hold office for three-year terms.



Councillor Bob Perry

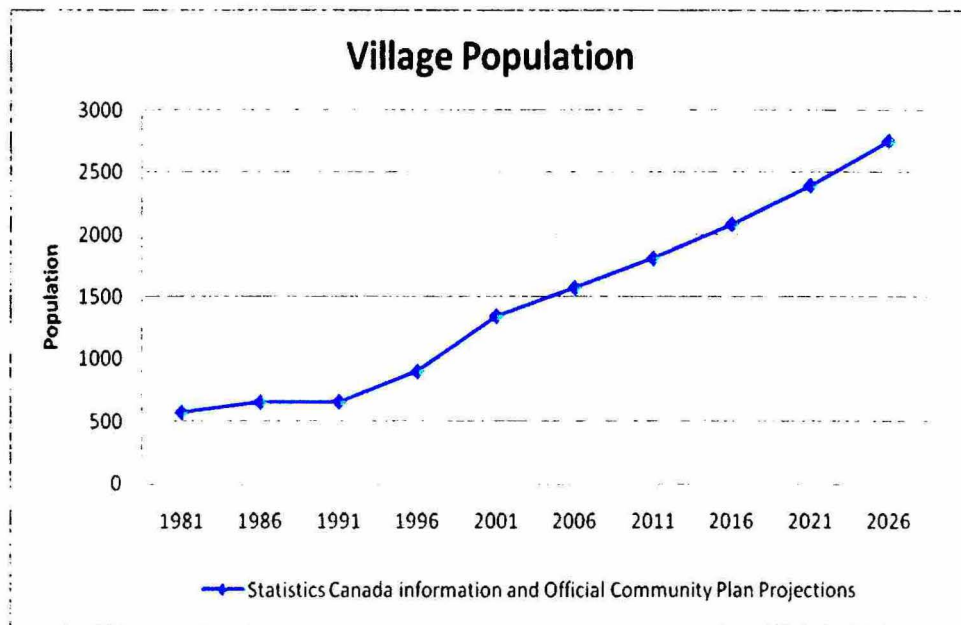
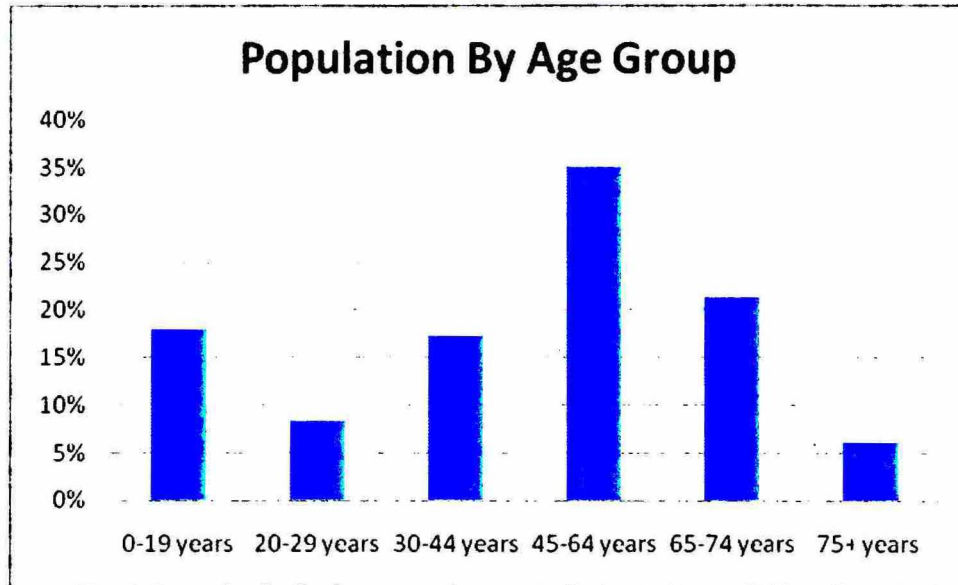
Community Profile

The Village of Harrison Hot Springs is a vibrant Fraser Valley community of about 1,700 people with big-city connections. The community enjoys a picturesque natural setting, abundance of recreational possibilities, a strategic location, progressive business opportunities and a close-knit Village spirit. The Village of Harrison Hot Springs strives to be a complete community that balances social, environmental and economic values while fulfilling the priorities set by our citizens. The Village is a world-famous tourist destination, with year-round visitors exploring Village cultural life and taking advantage of the scenic Harrison Lake, mountain views and an extensive system of outdoor parks and trails perfect for cycling, hiking and leisurely walks. The Village is also a warm and caring community dedicated to providing a desirable, safe place to live, raise a family and retire.

Our Long Term Vision

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

In 2009 more than 850,000 vehicles entered the gates of our Village. We welcome guests to our year-round cultural and social festivities and we are happy to share the natural beauty of our location. Having discovered the many treasures of our Village, temporary visitors sometime become permanent residents. As the Village population grows, we are working to carefully plan for a sustainable future that will meet the needs of future generations. The Village believes that our engaged and active citizens make our community a better place to live, work and play and we provide and support a wide variety of opportunities for citizen involvement.



Council Committees and Commissions

The Village of Harrison Hot Springs has the following standing and select Committees:

- Administration and Finance Committee
- Bylaw and Policy Review Committee
- Canada Day Committee
- Communities in Bloom Committee
- Heritage Advisory Committee
- Sustainability and Infrastructure Committee

The Village of Harrison Hot Springs has the following Commissions:

Advisory Planning Commission

The Advisory Planning Commission provides advice to Council on matters with respect to land use, planning and growth strategy issues. In 2009 this Commission was busy reviewing and providing advice relating to neighbourhood plans and development proposals.

Economic Development Commission

The Economic Development Commission provides recommendations and advice to Council on strategic economic development, tourism, and other related matters. In 2009 this Commission dealt with municipal capacity building for event planning and economic development.

Harrison Lake Harbour Commission

The Harrison Lake Harbour Commission provides recommendations and advice to Council regarding the navigation and safety on Harrison Lake and the use and operation of waterlots. In 2009 this Commission dealt with the floating breakwater, marina area reconstruction and accessibility, and illegal mooring on the beach.

Parks and Recreation Commission

The Parks and Recreation Commission provides recommendations and advice to Council regarding community beaches, parks and trails and administers recreation and cultural services. In 2009 this Commission dealt with tree and green space protection, memorial bench planning, trail planning and cultural and recreation program delivery.

Council Objectives/Goals 2009

2009 Objectives/Goal	Status
Rewrite the Zoning Bylaw	<ul style="list-style-type: none"> The planning consultant has been retained and preliminary discussions are underway with the Advisory Planning Commission. The Bylaw will involve public participation and it is expected to be adopted by the spring of 2011.
Rewrite DCC Bylaw	<ul style="list-style-type: none"> A report has been submitted to Council for policy decision and bylaw preparation that will commence over the summer with adoption expected in the spring of 2011.
Community Needs Assessment	<ul style="list-style-type: none"> began the Community Needs Assessment process
GHG Reduction, Climate Action Charter and Bill 27 requirements	<ul style="list-style-type: none"> began work on the Community GHG reduction strategies to comply with the Climate Action Charter and Bill 27 requirements
Harrison Lake Plaza/Hot Springs Road	<ul style="list-style-type: none"> Construction got underway in late 2008 and was completed in May 2009. The Village acknowledges the Province's contribution to the replacement of the Hot Springs Road bridge.
Water Reservoir	<ul style="list-style-type: none"> Construction of the \$1.5 million project got underway in the fall of 2009 and was commissioned in January of 2010.
Waste Water Treatment	<ul style="list-style-type: none"> proposed connection to District of Kent sewer line abandoned with project scope changed to upgrade existing waste water treatment plant

McCombs Drive Bridges	<ul style="list-style-type: none"> • Preliminary engineering work undertaken to facilitate the reconstruction of bridges on McCombs Drive
Corporate GHG	<ul style="list-style-type: none"> • Coordinate with other members of the FVRD in developing a method to estimate, calculate and monitor energy use and GHG levels generated in the Village and the region
Memorial Hall	<ul style="list-style-type: none"> • Towns for Tomorrow Grant funding received for the renovation of Hal • Consultation and design process for renovations at Memorial Hall have been initiated
Solid Waste Management	<ul style="list-style-type: none"> • Review process to begin in 2010 <p>Develop a strategy for Solid Waste management and recycling which will enhance the image of the Village in management of our own waste responsibly and efficiently.</p>
Tangible Capital Assets Inventory and Assessments	<ul style="list-style-type: none"> • Completed inventory and valuations and assessments of Village infrastructure to be in compliance with public sector accounting board new reporting requirements. This information will assist in developing an asset management strategy
Beachfront Redevelopment	<ul style="list-style-type: none"> • Due to cost savings in the construction of the new Harrison Lake Plaza, we were able to renovate the beach fronts of Blocks 1 and 2.

•

Village Centre Design Plan and
Neighbourhood Planning studies

- In August of 2009 planning commenced for Neighbourhood Plan Areas
- The Village Centre Design Plan is currently under review
- A new Design Guideline document to use for all development in the commercial areas within the Village is under review

Water Distribution

- A new water line was installed on Naismith Avenue and Council approved the extension of a waterline on Hot Springs Road to McPherson Road.

Parks and Trails

- A number of improvements were made to the Village's Parks and Trails. These included a new walking bridge across the Miami River connecting Walnut Avenue to Naismith Avenue. A new trail was also established connecting Naismith and Driftwood Avenue along Mount Street.

Parking and Traffic Plan

- Under review

2009 Accomplishments

The Village of Harrison Hot Springs was proud to celebrate their 60th Anniversary on May 27, 2009.

A new logo was developed in commemoration of this event along with a redesigned and improved website.



Marine Sanitation Sani-Station



Hot Springs Road Upgrade at Village Centre



Water Reservoir



Plaza reconstruction



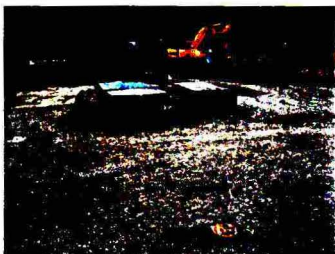
Walnut Bridge



Boat launch
parking lot
expansion



Beachfront redevelopment



#2 Lift station

Completion of the Naismith Water System
Distribution



Council Goals—2010

- Encourage responsible and sensitive developments on a Developer pay basis
- Undertake a complete review of all bylaws and policies and update as required
- Complete review and rewrite of new Zoning Bylaw
- Commence upgrades to the Waste Water Treatment Plant
- Expand the water service to other areas of the Village to ensure fireflows and good quality of potable water is available to residents and businesses
- Completion of a Community Needs Assessment
- Complete the Village Centre Design Plan and Neighbourhood Planning Areas 1 and 2
- Purchase new fire truck and upgrades to Fire Hall
- Complete Memorial Hall renovations
- Calculate and establish Corporate Greenhouse Gas Emission Reduction Strategy
- Development of Village trail system
- Expand municipal wharf
- Establish a cost effective Green Waste/garbage/recycling program in order to achieve sustainability

Municipal Services and Operations

The Village maintains the following funds as at December 31, 2009.

<u>Operating</u>	<u>Capital</u>
<ul style="list-style-type: none">• General Revenue• Sewer Revenue• Water Revenue	<ul style="list-style-type: none">• General• Sewer• Water
<u>Statutory Reserves</u>	<u>Reserves for Future Expenditures</u>
<ul style="list-style-type: none">• General capital works• Parkland acquisition• Community amenities• Land unexpended funds• Community Works Fund• Port Divestiture• Joint fund (Kent/Harrison)• Sewage Treatment• Sewer unexpended funds• Sewer DCC• Water DCC	<ul style="list-style-type: none">• Assessment• Building• General• Insurance• Office equipment• Property• Sick leave• Road/sidewalk• Drainage• Tourism• Beach• Dock replacement• Memorial Hall

The municipality provides a diversity of municipal services:

Administrative / Financial
Roads and Transportation
Protective Services
Recreation and Cultural
Land Use Planning
Solid Waste Management
Wastewater Treatment and Wastewater Collection
Water Distribution
Storm Water Management and Flood Protection

Administrative / Financial

- Legislative Services
Mayor and Council
- General Administration
Administrative
Accounting and Finance
Tax Sales
Grants and Donations
Property Taxes
Revenue Collections

Roads and Transportation

- Public Works Department
- Roads & Sidewalks
- Transit
- Street Lighting

Protective Services

- Security
- Bylaw Enforcement
- Fire Department
- Emergency Services
- Animal Control

Recreational and Cultural

- Memorial Hall
- Arts Centre
- Boat Launch Facility
- Beach
- Washrooms

Land Use Planning

- Development Planning – Zoning Changes
- Policy Planning – Official Community Plan

Solid Waste Management

- Solid Waste Collection and Disposal
- Recycling Collection
- Green waste disposal

Wastewater Treatment and Wastewater Collection

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

Water Distribution

The municipality owns and operates a municipal water system. The source of the water is pumped from Harrison Lake. It is not a requirement to be connected to this service. Approximately 55% of the properties in Harrison Hot Springs are connected to this municipal service.

Storm Water Management and Flood Protection

- Flood Gate and Flood Pump
- Dyke Maintenance and Vegetation Control
- Aqua Dams

Report from the Director of Finance

The Financial Statements

What's new for 2009?

The Public Sector Accounting Board (PSAB) has instituted new general reporting principles and standards for the disclosure of information in government financial statements (section 1200) and new standards for the accounting and reporting of tangible capital assets in government financial statements (section 3150). These new standards are effective for 2009 and require that 2008 financial statements be restated to follow the new requirements.

Financial Statement Presentation - Section 1200

The financial statements referred to in this section are the summary financial statements that are published by a government that report on the financial position and changes in financial position of the government reporting entity. These statements present consolidated information and shows the means by which a government is accountable for its resources, obligations and financial affairs for which they are responsible. These financial statements are not intended, however to provide all of the information that is needed to assess the financial condition of the government nor the efficiency of its operations. These assessments required additional information to that which is provided in the financial statements.

The four statements that are required under this section are:

- Consolidated Statement of Financial Position
- Consolidated Statement of Operations
- Consolidated Statement of Changes in Net Financial Assets
- Consolidated Statement of Cash Flows

The notes to the financial statements continue to be an integral part to the financial statements.

Tangible Capital Assets - Section 3150

This section establishes the standards for how tangible capital assets are accounted for and reported in government financial statements. In prior years, tangible capital assets were expensed in the year of acquisition or construction. Tangible capital assets are now recorded as assets on the statement of financial position. They are recorded at cost and amortized over the useful life of the asset. The amortization is accounted for as an expense in the statement of operations.

Methods Used in Determining Historical Cost

When historical costs were not available, other methods were used to estimate the costs and accumulated amortization of the assets. The Village applied a consistent method of estimating the replacement or reproduction cost of the tangible capital assets for which it did not have historical cost records, except in circumstances where it could be demonstrated that a different method would provide a more accurate estimate of the cost of a particular type of tangible capital asset. After the replacement or reproduction cost was defined, the Engineering News Record (ENR) or Consumer Price Index (CPI) was used as a resource for determining appropriate indices in order to deflate the replacement or reproduction cost to an estimated historical cost at the year of acquisition.

The Financial Statements

The Financial Statements have been prepared by management in accordance with Canadian generally accepted accounting principles and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for implementing and maintaining a system of internal control and exercises this responsibility through the Council of the Village of Harrison Hot Springs. The Council of the Village of Harrison Hot Springs has the responsibility for assessing the management systems, policies and practices of the Village.

Consolidated Statement of Financial Position

This statement discloses the consolidated financial position of the Village at December 31st in 2008 and 2009. Under the new format the term "net financial assets" is used to describe the Village's financial position where the Village's financial assets exceed its liabilities. Should situations arise where liabilities exceed financial assets the financial position would be termed "net debt". The Village is in a positive financial position in both years, however the net financial assets dropped in 2009. The change was due in large part to the Village borrowing \$1,500,000 for the construction of a new water reservoir.

Added to the net financial assets are the non-financial assets. These are comprised of tangible capital assets and prepaid expenses. The total gives rise to the accumulated surplus of the Village.

Consolidated Statement of Operations

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

Amortization was not contemplated on the development of the budget and therefore was not included. Also the annual surplus is a significant number due to the fact that tangible capital assets acquired in the year are now being capitalized and not expensed as in years past. The annual surplus is added to the opening surplus to arrive at the year end's accumulated surplus. This amount equals the accumulated surplus on the Consolidated Statement of Financial Position.

Consolidated Statement of Change in Net Financial Assets

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

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

Consolidated Statement of Cash flows

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

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

During the year the Village borrowed on an interim basis \$1,500,000 for the construction of a new water reservoir. This authorized borrowing may be repaid over the next five years. Any principal balance remaining must then be converted into long term debt.

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

Notes and Schedule to the Financial Statements

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

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

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

Management's Responsibility for Financial Reporting

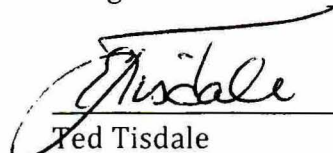
The information in this Annual Report is the responsibility of management. The Consolidated Financial Statements have been prepared in accordance with Canadian generally accepted accounting principles as outlined in Note 1 to the Consolidated Financial Statements. Management is also responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Council of the Village of Harrison Hot Springs. The Council is provided with financial information on a regular basis throughout the year.

The Council of the Village of Harrison Hot Springs has the responsibility for assessing the management systems, policies and practices of the Village, as Council has not appointed an internal auditor and has not delegated its responsibilities to a specific person.

The external auditors, McConnell, Voelkl, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the financial statements. Their examination includes a review and evaluation of the Village's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors have full and free access to the management and Council and meet with them on a regular basis.


Dale Courtice, CGA
Director of Finance
Ted Tisdale
Chief Administrative Officer

Consolidated Financial Statements of

**The VILLAGE OF HARRISON HOT
SPRINGS**

Year Ended December 31, 2009



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

Office
Fax



AUDITOR'S REPORT

To the Council of

The VILLAGE OF HARRISON HOT SPRINGS

We have audited the Consolidated Statement of Financial Position of the VILLAGE OF HARRISON HOT SPRINGS as at DECEMBER 31, 2009, the Consolidated Statement of Operations, the Consolidated Statement of Changes in Net Financial Assets and the Consolidated Statement of Cash Flows for the year then ended. These financial statements are the responsibility of the Village's management. Our responsibility is to express an opinion on these financial statements based on our audit and its result.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether these financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in these financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall consolidated financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of the VILLAGE OF HARRISON HOT SPRINGS as at DECEMBER 31, 2009, and the results of its operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

McConnell, Voelkl

CHARTERED ACCOUNTANTS

May 15, 2010

Hope, B.C.

Canada

These consolidated financial statements were examined and this Audit Opinion issued solely for the use of the VILLAGE OF HARRISON HOT SPRINGS. *McConnell, Voelkl* makes no representations of any kind to any other person in respect to these consolidated financial statements and accepts no responsibility for their use by any other person in the absence of the written consent of *McConnell, Voelkl*, CHARTERED ACCOUNTANTS.

Members Institute of Chartered Accountants of British Columbia

Village of Harrison Hot Springs
Consolidated Statement of Financial Position
As at December 31, 2009

	2009	2008
Financial assets		
Cash and investments (Note 3)	\$ 6,944,897	\$ 7,040,400
Accounts receivable (Note 4)	777,537	843,274
Lease receivable (Note 5)	51,730	-
MFA deposits (Note 6)	40,360	40,009
	<u>7,814,524</u>	<u>7,923,683</u>
Financial liabilities		
Accounts payable and accrued liabilities (Note 7)	554,448	706,968
Developer's deposits and other trust liabilities (Note 8)	61,159	65,470
Deferred revenue (Note 9)	29,279	25,150
Development cost charges (Note 10)	1,277,580	1,240,774
MFA demand notes (Note 6)	40,360	40,009
Capital lease (Note 11)	30,517	41,287
Long-term debt (Note 12)	470,571	504,524
Interim financing debt (Note 13)	1,500,000	-
	<u>3,963,914</u>	<u>2,624,182</u>
Net financial assets	<u>3,850,610</u>	<u>5,299,501</u>
Non-financial assets		
Tangible capital assets (Note 14, Schedule I)	24,990,430	22,018,501
Prepaid expenses	24,363	30,926
	<u>25,014,793</u>	<u>22,049,427</u>
Accumulated surplus	\$ 28,865,403	\$ 27,348,928
Represented by:		
Operating fund	\$ 1,717,779	\$ 1,730,332
Capital fund (Note 16)	1,616,353	1,574,454
Statutory reserve fund (Note 16)	2,541,928	2,571,452
Equity in tangible capital assets (Note 15)	22,989,343	21,472,690
	<u>\$ 28,865,403</u>	<u>\$ 27,348,928</u>

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

Approved on behalf of Mayor and Council



Dale Courtice, CGA
Director of Finance

Village of Harrison Hot Springs
Consolidated Statement of Operations
for the year ended December 31, 2009

	Budget	2009	2008
	(Unaudited - note 20)		(Restated - Note 2)
Revenue			
Property taxes (Note 17)	\$ 1,947,600	\$ 1,951,290	\$ 1,963,898
Sale of services (Note 18)	501,400	573,327	556,124
Government transfers (Note 19)	2,105,310	1,800,529	1,199,445
Investment income	25,080	11,129	54,590
Penalties and interest	16,200	34,035	38,158
Development cost charges (Note 10)	-	36,806	44,431
Other	13,900	52,318	48,330
	4,609,490	4,459,434	3,904,976
Expenses (Note 21)			
Legislative	96,950	93,231	66,896
General government	725,220	633,265	828,059
Protective services	130,450	88,863	99,275
Public Works	227,720	197,749	184,811
Transportation services	206,700	162,475	107,624
Public health	3,700	1,452	8,669
Planning and development	35,700	27,229	57,842
Community and tourism services	101,690	87,781	101,977
Solid waste management and recycling	109,050	102,508	101,268
Beaches, parks, recreation and culture	321,410	388,212	252,529
Water services	146,870	154,643	115,256
Sewer services	265,970	240,338	350,099
Joint divestiture dissolution	-	131,212	-
Capital items expensed	-	7,488	38,067
Debt financing	85,310	47,809	41,736
Amortization (Note 1, Schedule I)	-	578,704	499,170
	2,456,740	2,942,959	2,853,278
Annual surplus	2,152,750	1,516,475	1,051,698
Prior Period Adjustment	-	-	88,177
Accumulated surplus, beginning of year	27,348,928	27,348,928	26,209,053
Accumulated surplus, end of year	\$ 29,501,678	\$ 28,865,403	\$ 27,348,928

Commitments and contingencies are specified in Note 22

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

Village of Harrison Hot Springs
Consolidated Statement of Change in Net Financial Assets
for the year ended December 31, 2009

	Budget	2009	2008
	(unaudited - note 20)		
Annual Surplus	\$ 2,152,750	\$ 1,516,475	\$ 1,051,698
Acquisition of tangible capital assets	(4,713,500)	(3,568,201)	(1,208,484)
Amortization of tangible capital assets	-	578,704	499,170
Disposal of tangible capital assets at NBV	-	17,568	-
Prior period adjustment	-	-	50,486
	(2,560,750)	(1,455,454)	392,870
Acquisition of prepaid ex- penses	-	(24,363)	(30,926)
Use of prepaid expenses	-	30,926	46,235
	-	6,563	15,309
Increase (decrease) in net financial assets	(2,560,750)	(1,448,891)	408,179
Net financial assets, beginning of year	5,299,501	5,299,501	4,891,322
Net financial assets, end of year	\$ 2,738,751	\$ 3,850,610	\$ 5,299,501

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

Village of Harrison Hot Springs
Consolidated Statement of Cash Flows
for the year ended December 31, 2009

	2009	2008
		(Restated - Note 2)
Cash provided by (used in):		
Operating Activities:		
Annual surplus / (deficit)	\$ 1,516,475	\$ 1,051,698
Non cash items:		
Amortization	578,704	499,170
Decrease in prepaid expenses	6,563	15,309
Prior period adjustment	-	50,486
Changes to financial assets / liabilities:		
Accounts receivable	65,737	(463,290)
Lease Receivable	(51,730)	-
Accounts payable and accrued liabilities	(156,831)	263,796
Deferred revenue	4,129	-
Development cost charges	36,806	44,431
Net change in cash from operating activities	1,999,853	1,461,600
Capital Activities:		
Disposal of tangible capital assets at net book value	17,568	-
Acquisition of tangible capital assets	(3,568,201)	(1,208,484)
Net change in cash from capital activities	(3,550,633)	(1,208,484)
Financing Activities:		
Proceeds from debt issues	1,500,000	41,287
Debt repayment	(33,075)	(45,589)
Actuarial adjustments	(11,648)	(10,032)
Net change in cash from financing activities	1,455,277	(14,334)
Net change in cash	(95,503)	238,782
Cash and cash equivalents, beginning of year	\$ 7,040,400	6,801,618
Cash and cash equivalents, end of year	\$ 6,944,897	\$ 7,040,400

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

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

1. Significant Accounting Policies

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

a. Basis of consolidation

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

i. Operating Funds:

These funds include the General, Water and Sewer operations of the Village. They are used to record the operating costs of the services provided by the Village.

ii. Capital Funds:

These funds include the General, Water and Sewer capital funds. They are used to record the acquisition and disposal of property and equipment and their financing.

iii. Reserve funds:

Under the *Community Charter*, Village Council may, by bylaw establish reserve funds for specified purposes. Money in a Statutory Reserve Fund, and interest earned thereon, must be expended by bylaw only for the purpose for which the fund was established. If the amount in a reserve fund is greater than required, Village Council may, by bylaw, transfer all or part of the balance to another reserve fund. Non-statutory Reserves require an approved council budget and resolution before these funds can be expended.

b. Revenue Recognition

Sources of revenue are recorded on the accrual basis and include revenue in the period in which the transactions or events occurred that give rise to the revenues, and expenses in the period the goods and services are acquired and a liability is incurred or transfers are due. Taxation revenues are recognized at the time of issuing the property tax notices for the fiscal year. Sale of services, user fee revenues, investment income, penalties and interest and other revenues are recognized when they are rendered by the Village or are due by convention, bylaw, or received. Grant revenues are recognized when the funding becomes receivable. Revenue unearned in the current period is recorded as deferred revenue and is recognized as revenue in the fiscal year the services are performed.

c. Investments

Investments are recorded at cost. When in the opinion of management, there is a permanent decline in value, investments are written down to their net realizable value.

d. Long-term debt

Long-term debt is recorded net of related sinking fund balances.

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

e. Non-financial assets

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

i. Tangible Capital Assets

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

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

ii. Contributions of tangible capital assets

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

iii. Works of art and cultural and historic assets

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

iv. Leased tangible capital assets

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

f. Use of estimates

The preparation of consolidated financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the reported amounts of revenues and expenses during the period.

In addition, the Village's implementation of the Public Sector Accounting Handbook PS3150 has required management to make estimates of historical cost and useful lives of tangible capital assets. Actual results could differ from these estimates.

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

2. Change in Accounting Policies

The Village has implemented Public Sector Accounting Board (PSAB) sections 1200 Financial Statement Presentation and 3150 Tangible Capital Assets. Section 1200 establishes general reporting principles and standards for the disclosure of information in government financial statements. Section 3150 requires governments to record and amortize their tangible capital assets in their financial statements. In prior years, tangible capital asset additions were expensed in the year of acquisition or construction.

Methods used for determining the cost of each major category of tangible assets

The financial information recorded includes the actual or estimated historical cost of the tangible capital assets. When historical cost records were not available, other methods were used to estimate the costs and accumulated amortization of the assets. The Village applied a consistent method of estimating the replacement or reproduction cost of the tangible capital assets for which it did not have historical cost records, except in circumstances where it could be demonstrated that a different method would provide a more accurate estimate of the cost of a particular type of tangible capital asset. After defining replacement or reproduction cost, the Engineering News Record (ENR) or Consumer Price Index (CPI) was used as a resource for determining appropriate indices in order to deflate the replacement or reproduction cost to an estimated historical cost at the year of acquisition.

This change has been applied retroactively and prior periods have been restated. This change in accounting policy has changed amounts reported in the prior period as follows:

Accumulated surplus at January 1, 2008:

Operating fund balance	\$1,693,590
Reserves for future capital expenses	1,390,459
Statutory reserves	2,375,960
Accumulated surplus, as previously reported	5,460,009
Equity in tangible capital assets recorded	20,749,044
Accumulated surplus, as restated	\$26,209,053

Annual surplus for 2008:

Net revenues, as previously reported	\$ (950)
Assets capitalized but previously expensed	1,208,484
Amortization expense not previously recorded	(499,170)
Net transfers to capital and statutory reserves	217,858
DCC contributions and interest	44,431
Proceeds on debt retirement	35,456
Debt principal payments	45,589
Annual surplus, as restated	\$1,051,698

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

3. Cash and Investments

	2009	2008
Restricted cash and investments		
Statutory Reserves	\$3,678,529	\$3,678,973
Non-statutory reserves	1,938,280	1,759,967
	5,616,809	5,438,940
Unrestricted cash and investments	1,328,088	1,601,460
Total cash and investments	\$6,944,897	\$7,040,400

4. Account Receivable

	2009	2008
Property taxes	\$305,273	\$262,364
Other governments	400,384	483,115
Trade and other	72,326	97,795
	777,983	843,274
Less allowance for doubtful accounts	(446)	-
	\$777,537	\$843,274

5. Lease Receivable

The Village has entered into a lease agreement with the Harrison Hot Springs Pre-School Society. The Village committed a maximum of \$52,000 towards the purchase of a portable trailer for their use as a classroom. The lease is amortized over 15 years with the first term due December 1, 2014. Interest is at 6.25% (prime + 2%) blended payments of \$476.65 (principal and interest plus applicable taxes) are due on the first of each month until maturity.

	2009	2008
Principal amount of lease	\$52,000	\$ -
Less: Principal repayments	(270)	-
Balance, December 31, 2009	\$51,730	\$ -

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

6. Deposit and Reserve – Municipal Finance Authority

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

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

Upon the maturity of a debt issue, the unused portion of the Debt Reserve Fund established for that issue will be discharged to the Municipality. The proceeds from these discharges will be credited to income in the year they are received. As at December 31, the total of the Debt Reserve fund was comprised of:

	2009	2008
Cash deposits	\$40,360	\$40,009
Demand notes	\$40,360	\$40,009

7. Accounts Payable and Accrued Liabilities

	2009	2008
Trade and other	\$412,672	\$697,266
Holdbacks payable	140,485	-
Other government	305	679
Accrued benefits	986	9,023
	\$554,448	\$706,968

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

8. Developer's Deposits and Other Trust Liabilities

	2009	2008
Property and event damage deposits	\$25,173	\$28,313
Non-refundable deposits	26,392	26,169
Letter of credit	2,873	2,851
Community groups funds held in trust	6,721	8,137
	\$61,159	\$65,470

9. Deferred Revenue

	2009	2008
Prepaid taxes	\$20,495	\$23,276
Facility rentals and other	8,784	1,874
	\$29,279	\$25,150

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

10. Development Cost Charges

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

	Opening Balance	Receipts	Interest	Transfers Out	Closing Balance
Sewer	\$ 893,532	\$ 830	\$ 9,848	\$ -	\$ 904,210
Water	347,242	23,373	2,755	-	373,370
	\$1,240,774	\$ 24,203	\$12,603	\$ -	\$1,277,580

11. Capital Lease Liability

The Village has entered into a capital lease agreement with the Municipal Finance Authority to finance the acquisition of a portable trailer used as additional office space. The minimum lease payments over the remaining years of the lease are as follows:

2010	\$10,771
2011	10,771
2012	8,975
	\$30,517

Total interest expense during the year was \$734 (\$122 in 2008). Total interest over the term of the lease is \$2,934.

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

12. Long-Term Debt

	Balance, beginning of Year	Additions	Principal Repayments	Actuarial * Adjustment	Balance, end of year
General Fund					
MFA Issue 75	\$226,129	\$ -	\$9,073	\$3,693	\$213,363
Sewer Fund					
MFA Issue 60	82,416	-	5,368	4,754	72,294
Water Fund					
MFA Issue 75	195,979	-	7,863	3,202	184,914
	\$504,524	\$ -	\$22,304	\$11,649	\$470,571

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

	2010	2011	2012	2013	2014
General Fund	\$9,073	\$9,073	\$9,073	\$9,073	\$9,073
Sewer Fund	5,368	5,368	5,368	5,368	5,368
Water Fund	7,863	7,863	7,863	7,863	7,863
	\$22,304	\$22,304	\$22,304	\$22,304	\$22,304

*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

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

13. Interim Financing

The Village was approved to borrow \$1,500,000 from the Municipal Finance Authority of British Columbia for the purpose of constructing a new water reservoir. Under the Interim Financing Program, the Village has until 2014 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 each of the next five years. Interest is paid monthly. During the year the village paid \$7,513 in interest.

14. Tangible Capital Assets

	2009	2008
Land	\$9,984,913	\$9,752,913
Buildings	573,760	607,562
Equipment, furniture and vehicles	472,679	412,065
Engineering structures:		
Water	3,198,071	3,180,796
Sewer	2,467,406	2,206,892
Drainage	1,243,720	1,261,230
Roads	4,260,404	3,685,068
Other	1,013,915	143,735
Other tangible capital assets	1,775,562	768,240
Total	\$24,990,430	\$22,018,501

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

The Village has \$1,743,316 of tangible capital assets under construction in 2009.

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

15. 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:

	2009	2008
Equity in TCA, beginning of year	\$21,472,690	\$20,749,042
Add: Capital acquisitions	3,568,201	1,208,484
Debt principal repayment	33,075	45,589
Actuarial adjustment	11,649	10,032
Less: Proceeds from the issue of debt	(1,500,000)	(41,287)
Dispositions at NBV	(17,568)	-
Amortization	(578,704)	(499,170)
Equity in TCA, end of year	\$22,989,343	\$21,472,690

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

16. Accumulated Surplus

	2009	2008
Surplus:		
Invested in tangible capital assets	\$22,989,343	\$21,472,690
Operating fund	1,717,779	1,730,332
Total surplus	24,707,122	23,203,022
Reserves set aside by Council:		
Capital Fund Reserves		
Assessment appeal	115,865	114,774
Beach	33,771	28,536
Building	45,724	35,425
Contingencies	10,191	10,111
Dock replacement	26,376	26,169
Flood box / drainage	13,808	13,697
General	26,124	25,919
Insurance	8,847	8,778
Memorial Hall restoration	434,079	31,957
Office equipment	20,720	20,558
Property	42,162	41,832
Road/Sidewalk	109,815	47,997
Sick leave	157,663	156,106
Tourism revenue sharing	24,240	368,302
Sewer	178,370	186,924
Water	368,598	457,369
Total Capital Fund Reserves	1,616,353	1,574,454
Statutory Fund Reserves:		
Community amenities	67,891	101,620
Community Works Fund (Gas Tax)	185,669	184,219
Fire department capital	395,936	342,724
Land unexpended funds	7,195	7,139
Parkland acquisition	114,940	104,099
Public works capital	160,005	153,781
Sewage treatment replacement	1,268,734	1,205,515
Sewer unexpended funds	74,099	73,517
Transport Canada	205,197	211,633
Port Divestiture income	62,262	60,463
Joint Divestiture – District of Kent	-	126,742
Total Statutory Fund Reserves	2,541,928	2,571,452
	\$28,865,403	\$27,348,928

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

17. Taxation

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

	Budget	2009	2008
Taxes collected			
Municipal property taxes	\$1,589,500	\$1,589,998	\$1,589,047
Municipal debt taxes	26,250	26,151	26,225
Frontage taxes - Sewer	133,300	130,836	198,172
Frontage taxes - Water	164,500	169,978	116,671
1 % Utility taxes	28,550	28,593	27,890
Payments in lieu of taxes	5,500	5,734	5,739
School taxes	1,386,520	1,386,511	1,371,877
Regional District	100,740	100,735	103,618
Regional Hospital District	127,570	127,111	126,042
Police tax	99,350	99,341	100,547
Other agencies	35,410	35,410	34,538
	3,697,190	3,700,398	3,700,366
Less transfers to other governments			
School District	1,386,520	1,386,511	1,371,877
Regional District	100,740	100,735	103,561
Regional Hospital District	127,570	127,111	125,976
Police	99,350	99,341	100,547
Other agencies	35,410	35,410	34,507
	1,749,590	1,749,108	1,736,468
Net taxes available for municipal purposes	\$1,947,600	\$1,951,290	\$1,963,898

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

18. Sale of Services, User Rates, Rentals

	Budget	2009	2008
Sewer user fees	\$290,000	\$323,452	\$319,073
Water user fees	102,000	111,712	110,086
Licenses and permits	24,750	33,318	31,502
Facility rentals	75,500	95,748	85,541
Fines	4,300	2,468	6,057
Other	4,850	6,629	3,865
Total	\$501,400	\$573,327	\$556,124

19. Government Transfers

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

	Budget	2009	2008
Provincial:			
Conditional			
Infrastructure - pedestrian bridge	\$87,500	\$87,500	\$ -
Infrastructure - marine sanitation station	32,350	26,514	33,707
Infrastructure - sewer	76,900	32,361	155,529
Infrastructure - plaza	140,000	140,000	140,000
Infrastructure - Memorial Hall	-	400,000	-
Tourism Revenue Sharing	340,000	330,771	349,445
Other	733,710	85,896	43,556
Unconditional	561,500	562,188	262,624
Federal:			
Conditional			
Infrastructure - Sewer	32,350	32,362	155,529
Gas tax	91,000	92,937	59,055
Regional:			
Conditional			
Infrastructure - marine sanitation station	10,000	10,000	-
	\$2,105,310	\$1,800,529	\$1,199,445

**Notes to the Consolidated Financial Statements
for the year ended December 31, 2009**

20. Budget Data

The unaudited budget data presented in these consolidated financial statements is based upon the 2009 operating and capital budgets approved by Council on May 4, 2009. Amortization was not contemplated on development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

2009 Adopted Operating and Capital Budget	Budget Amount
Revenues:	
Operating budget	\$ 3,479,890
Capital budget	4,124,670
Total revenue	7,604,560
Expenses:	
Operating budget	2,891,060
Capital budget	4,713,500
Total expenses	7,604,560
Budgeted surplus (deficit)	\$ -
Budgeted surplus (deficit)	\$ -
Add:	
Transfers from reserves	791,500
Transfer from surplus	403,570
Proceeds on debt issues	1,800,000
Less:	
Capital expenses	(4,713,500)
Transfers to reserves	(412,000)
Principal repayments	(22,320)
Restated annual budgeted surplus (see statement of operations page 4)	\$ 2,152,750

Notes to the Consolidated Financial Statements for the year ended December 31, 2009

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	2009	2008
Salaries, wages and employee benefits	\$1,171,000	\$1,076,886	\$908,841
Operating materials and supplies	410,390	407,939	403,010
Contracted services	169,900	122,547	125,405
Administrative services and supplies	365,590	325,360	610,060
Utilities	123,850	108,355	115,590
Rentals and contractual obligations	130,700	112,456	111,399
Debt financing	85,310	47,809	41,736
Other	-	162,903	38,067
Amortization	-	578,704	499,170
Total expenditures by object	\$2,456,740	\$2,942,959	\$2,853,28

22. Commitments and Contingencies

- a. The municipality and its employees contribute to the Municipal Pension Plan (the plan), a jointly trustee pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are defined. The plan has about 158,000 active members and approximately 57,000 retired members. Active members include approximately 33,000 contributors from local governments.
- b. Every three years an actuarial valuation is performed to assess the financial position of the plan and the adequacy of plan funding. The most recent valuation as at December 31, 2006 indicated a surplus of \$438 million for basic pension benefits. The next valuation will be as at December 31, 2009 with results available in 2010. The actuary does not attribute portions of the surplus to individual employers. The Village of Harrison Hot Springs paid \$60,043 for employer contributions to the plan in fiscal 2009.

- c. 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 Springs.
- d. 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.
- e. The Village has an agreement with the Harrison Hot Springs Tourism Society to provide annual funding of \$31,000. The term of the agreement is until December 31, 2013.

23. Significant Taxpayer

The Village is reliant upon one taxpayer for approximately 23 % of the property tax revenue.

Consolidated Statement of Tangible Capital Assets

Village of Harrison Hot Springs
CONSOLIDATED STATEMENT OF TANGIBLE CAPITAL ASSETS
For the Year Ended December 31, 2009

SCHEDULE I

	Land	Building	Equipment / Furniture / Vehicles	Water	Engineering Structures Sewer / Drainage	Roads	Other	Other Tangible Capital Assets	2009 Total	2008 Total
										(restated)
COST										
Opening Balance (restated)	\$ 9,752,913	\$ 1,216,952	\$ 1,304,779	\$ 3,853,843	\$ 6,562,280	\$ 6,406,150	\$ 354,806	\$ 886,904	\$ 30,338,627	\$ 29,130,143
Add: Additions	232,000	-	168,517	64,219	362,309	809,834	919,995	1,011,327	3,568,201	1,208,484
Less: Disposals	-	-	12,091	-	46,880	-	-	-	58,971	-
Less: Write-downs	-	-	-	-	-	-	-	-	-	-
Closing Balance	9,984,913	1,216,952	1,461,205	3,918,062	6,877,709	7,215,984	1,274,801	1,898,231	33,847,857	30,338,627
ACCUMULATED AMORTIZATION										
Opening Balance	-	609,390	892,714	673,047	3,094,158	2,721,082	211,071	118,664	8,320,126	7,820,956
Add: Amortization	-	33,802	100,648	46,944	108,992	234,498	49,815	4,005	578,704	499,170
Less: Acc. Amortization on Disposals	-	-	4,836	-	36,567	-	-	-	41,403	-
Closing Balance	-	643,192	988,526	719,991	3,166,583	2,955,580	260,886	122,669	8,857,427	8,320,126
Net Book Value for year ended December 31, 2009	\$ 9,984,913	\$ 573,760	\$ 472,679	\$ 3,198,071	\$ 3,711,126	\$ 4,260,404	\$ 1,013,915	\$ 1,775,562	\$ 24,990,430	\$ 22,018,501

Property Assessments & Tax Rates By Property Class

Class	Residential (1)	Business Other (6)	Recreational Non Profit (8)
Analysis of 2009 Taxable Values			
For General Purposes	\$310,941,200	\$71,158,262	\$3,702,000
Percentage of Taxable Values	80.60 %	18.44 %	0.96 %
Percentage of General Taxation	57.26 %	40.63 %	2.11 %
Analysis of 2009 Rates (Per \$1,000)			
General	\$ 2.92813	\$ 9.07720	\$ 9.07720
Debt	0.04816	0.14929	0.14929
School	2.69960	7.00000	3.70000
B.C Assessment Authority	0.06410	0.20260	0.06410
Municipal Finance Authority	0.00020	0.00050	0.00020
Regional District	0.20353	0.49865	0.20353
Regional Hospital District	0.25682	0.62921	0.25682
Police	<u>0.20070</u>	<u>0.49180</u>	<u>0.20070</u>
	<u>\$ 6.40124</u>	<u>18.04925</u>	<u>\$ 13.65184</u>

Note: Properties are categorized into 9 different classes for assessment purposes.

For General tax purposes The Village of Harrison Hot Springs has no properties with classes: 2 (utilities) 3 (supportive housing) 4 (major industry) 5 (light industry) 7 (managed forest land) and 9 (farm)

General Statistics

	<u>2009</u>	<u>2008</u>
Population – Canada Census	1700 (est)	1,609(est)

Building Permit Statistics

Single Family	5	2
Commercial Renovation	3	1
Other & Renovations	0	0
Construction Values	\$738,000	\$848,654

	<u>2009</u>	<u>2008</u>
General Assessed Values		
Authenticated Roll	\$ 385,801,462	\$ 391,891,451
Residential	310,941,200	315,466,100
Business	71,158,262	72,466,351
Rec. Non-Profit	3,702,000	3,602,000
Tax Rates		
Residential	2.92813	2.87817
Business	9.07720	8.92232
Rec. Non-Profit	9.07720	8.92232

<u>CLASS</u>	<u>VALUES</u>	<u>RATE/M</u>	=	<u>REVENUE</u>	<u>RATIO</u>
Residential (1)	\$ 310,941,200	x 2.92813		\$ 910,476	1:1
Business (6)	71,158,262	x 9.07720		645,918	1:3.10
Rec/Non Profit (8)	3,702,000	x 9.07720		<u>33,604</u>	1:3.10
Total				<u>\$ 1,589,998</u>	

GENERAL MUNICIPAL 2009 RATES



VILLAGE OF HARRISON HOT SPRINGS

STAFF REPORT

DATE: Mayor and Council **DATE:** June 25, 2010
FROM: Ted Tisdale, Chief Administrative Officer **FILE:** 5460-04
ISSUE: Traffic Calming on Balsam Avenue

BACKGROUND:

For the past few years the Village has been installing traffic calming devices on some of its major streets. Consequently with the installation of traffic calming devices, traffic moves to streets that are void of traffic calming devices.

At the June 21, 2010 meeting of Council a delegation appeared before Council representing the Balsam Avenue residents expressing their concerns for increased traffic on their street and the need for traffic calming devices.

Council after hearing the delegation had passed a resolution directing staff to deal with the matter urgently in attempt to address the concerns raised by the residents.

Currently there are no set policy standards or rational for the implementation of traffic calming devices. Any program of implementing traffic calming cannot be done in isolation of one street and rather should be done on an area wide basis to follow the proper traffic patterns. This type of work is done by a professional traffic engineer who will assess traffic patterns, the needs for calming devices and can also address general parking issues.

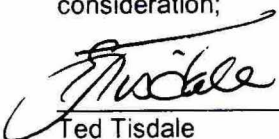
RECOMMENDATION:

It is recommended to Council, that in view of the concerns of the residents,

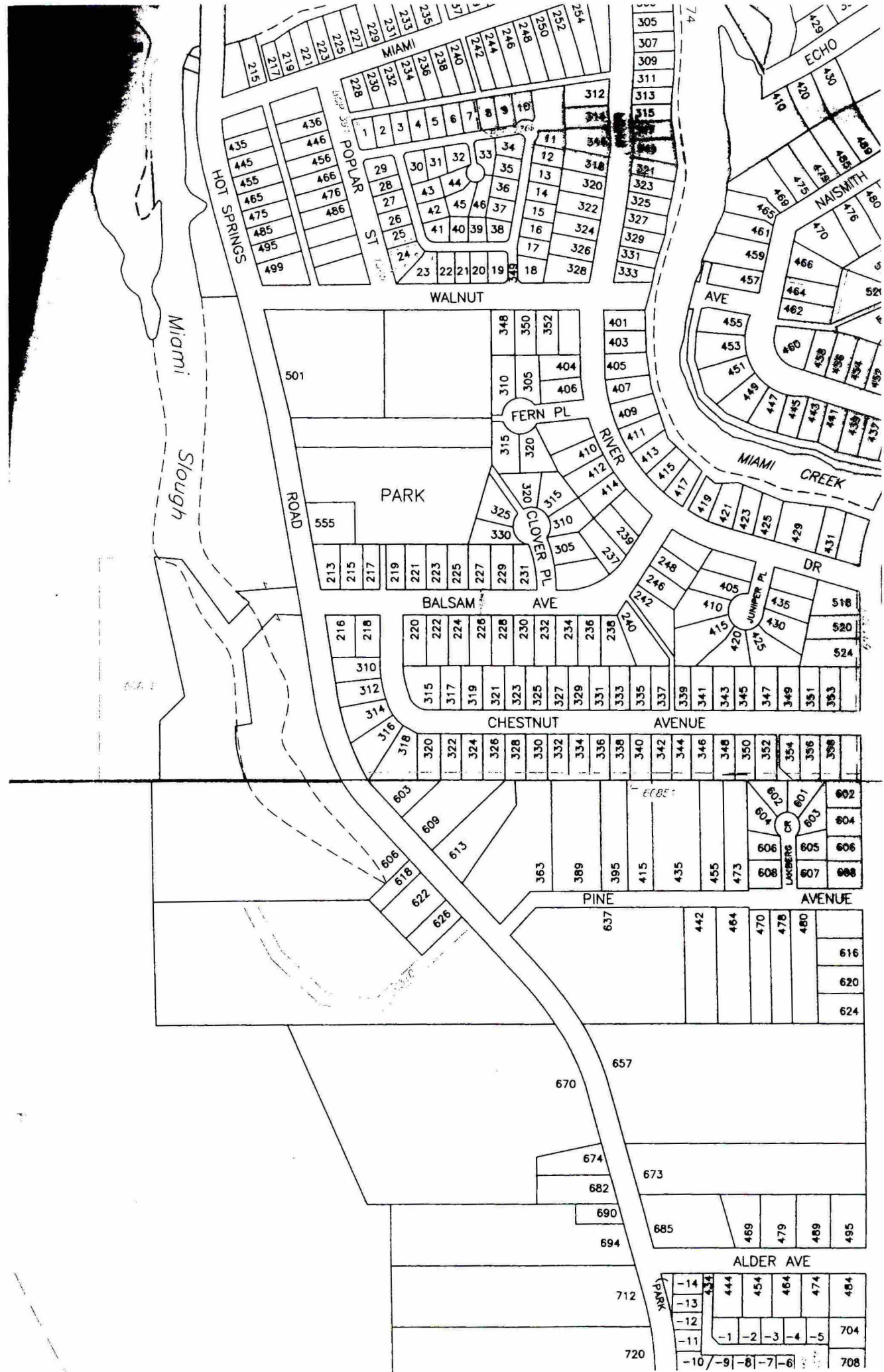
THAT Council authorizes an interim measure for the installation of a speed bump as illustrated on the attached site plan and further;

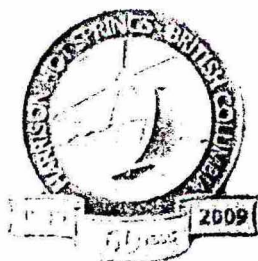
THAT staff be allowed to call for proposals from traffic engineering firms to assess traffic patterns, the need for traffic calming, speed limits within residential street areas and general parking requirements within the Village boundaries.

Respectfully submitted for your consideration;


Ted Tisdale

Chief Administrative Officer





Incorporated May 27, 1949

P.O. BOX 160, 495 HOT SPRINGS ROAD,
HARRISON HOT SPRINGS, B.C. V0M 1K0

MUNICIPAL OFFICE (604) 796-2171
PUBLIC WORKS DEPT (604) 796-2171
FAX NUMBER (604) 796-2192
EMAIL: info@harrisonhot.com
WEBSITE: www.harrisonhot.com

MEMORANDUM

DATE: June 23, 2010

TO: Ted Tisdale, C.A.O.

FROM: Chris Wilson, Public Works Foreman

RE: Traffic on Balsam Ave.

Ted,

I reviewed the letter and accompanying petition regarding traffic on Balsam Ave. and provide for you the following recommendations:

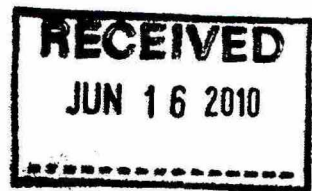
1. Install speed bumps across Balsam Avenue in the area of 224 and 225 Balsam Ave. (see attached sketch) as a measure to calm traffic (estimated cost of purchase and installation: \$1450.00).
2. Retain the services of a traffic control engineer to assess parking and traffic within the Village boundaries that will include specific recommendations on the necessity, location and type of traffic calming measures.

Respectfully,

A handwritten signature in black ink, appearing to read "Chris Wilson".

Chris Wilson

Harrison Hot Springs is committed to being a viable, sustainable, environmentally friendly community striving for financial responsibility. Working on short and long term goals that foster responsible stewardship is the future of Harrison Hot Springs.



To: Mayor and Council
Harrison Hot Springs
June 15, 2010.

FILE #	DATE
0530-03	JUN 16 2010
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> ACCTS P/R
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN
<input type="checkbox"/> DIR F	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> SUP P/W	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> PAYROLL TAX	<input checked="" type="checkbox"/> COUNCIL
ITEM A B C	
COUNCIL AGENDA	
DATE June 21/10	
	INITIAL <input type="checkbox"/>
(ITEMS: A - REQ. ACTION; B - INFO - W RESP; C - INFO ONLY)	

Re: Traffic on Balsam

As residents of Harrison who live on or near Balsam, we are asking council to act on a dangerous traffic situation in our neighbourhood. We request that you include this matter on the agenda of the next council meeting.

Background

In response to the tragic death of young Kyle, and in an attempt to address the traffic concerns on McCombs, the village has undertaken to install a "smorgasbord" of traffic calming initiatives. While this strategy might prevent cars from racing down McCombs, the effect has been that drivers seeking to avoid negotiating the traffic calming devices are looking for other straight and fast routes to Hot Springs Road. Balsam seems to have become the route of choice for those attempting to leave or access the eastern side of Harrison. Our data shows that ninety percent of traffic on Balsam is heading to or from the back end of Harrison. The overwhelming majority of traffic on our street is heading "through" not "to" our neighbourhood.

The Concern

Of **urgent** concern to us is the **safety** of pedestrians and residents on Balsam. This increased traffic driving through our neighbourhood has made the street unsafe.

There is a village trail running from the back of the school grounds of Harrison Elementary, through the village green space at the back of the fire hall and into Clover Place. Pedestrians going to and from school, children and families going and coming from the playground or beach and other village residents and visitors use this route.

We have witnessed several near misses as pedestrians converge from Clover Place onto Balsam. One incident involved a child on a bike riding alongside another on a long board. They rolled out on to Balsam, just as a car rounded the corner, travelling at a fast rate of speed, in the direction of Hot Springs Road. The driver, swerving to miss the children, went into the oncoming lane, which, thankfully, was empty. The driver, the students and witnesses were shocked and shaken by the near tragedy. We observe numerous instances each day of pedestrians emerging from Clover Place just as a car races down Balsam. As pedestrians ourselves using Balsam to walk from our houses to village amenities, we have had close calls as cars rush to use Balsam as a straight route to Hot Springs Road. Our front yards are no longer safe for children or pets, not to mention the distress caused by having cars race past.

Rationale

One of our village goals is to be "pedestrian friendly". There are numerous village trails, which feed on to residential streets. Of note is the fact that on most residential streets, we do not have sidewalks. This means that pedestrians feed out of the village trails right on to the streets. Foot traffic on trails and therefore on our roads and accesses will only increase in the future. This, combined with many cars taking the "speediest route" out to Hot Springs Road is a recipe for another accident unless this issue is addressed in a comprehensive way.

We note that residents of Pine recently requested from council and received traffic calming devices installed on their street. We also note that both Alder and Walnut have a posted speed limit of 30 Km. We realize part of Walnut could be considered a school zone, but we also note that Alder is a regular residential street.

Request

We respectfully request our council to move quickly to address in a comprehensive way to “manage” the traffic on Harrison’s residential streets in the following ways:

1. Continue with the precedence which has been set on both McCombs and Pine and install traffic calming devices on Balsam. In particular, we **urgently** request the installation of some type of calmer on either side of the entrance to Clover Place before there is another tragedy.
2. Post a speed limit on residential streets of 30km. Once again, precedence has been set on Alder and we request the same consideration be given to other residential streets.

Conclusion

The Official Community Plan for Harrison indicates that we are to be a “pedestrian - oriented” village with one of the goals being to “Manage traffic and parking and promote transportation alternatives”

It seems then that our focus should be on keeping our streets safe for pedestrians (residents and visitors alike) while “managing” the increasing traffic. As the majority of our residential streets have no sidewalks, it is obvious that we must slow the traffic on these streets to a safe speed. While none of us particularly enjoys driving over traffic calming devices, the precedence has been set on McCombs and Pine and there seems to be no other alternative but to continue to “calm” the remaining routes to Hot Springs Road. As well, a speed limit of 50km on residential streets is simply too fast. Anyone disputing this should get in a car and try racing past their own residence at 50 km with their children playing in the front yard. They will get the picture! A 30km limit may mean that it will take people a few more minutes to drive through our residential neighbourhoods but another tragedy avoided will be well worth the slight inconvenience.

We urge council to act quickly and decisively to avoid another tragedy

We urge council to act quickly and decisively to avoid another tragedy

NAME

ADDRESS

Ray Bennie	300 CLOVER PLACE
Linda Bennie	300 CLOVER PLACE
V. Ruth Pruitt	238 Balsam Ave.
Jane Pruitt	238 Balsam Ave
Wm. Pruitt	
Jean & Beaumont	242 BALSAM
Brenda Beaumont	248 BALSAM
Andrea Schmid	248 BALSAM
David Whitaker	239 Balsam
Tom & Pat Stout	239 Balsam.
Danichuk	228 Balsam.
#Esmail	
Shirley	234 Balsam
Ted & Elaine Conroy	236 Balsam
Patrick & Grace	236 - Balsam Av.
Vi & Doug Merritt	
	226 Balsam Ave.
	222 Balsam Ave.
	218 Balsam Ave.

We urge council to act quickly and decisively to avoid another tragedy

<u>NAME</u>	<u>ADDRESS</u>
PAT DEKKE ✓	215 BALSAM 796-0014
DENNIS & NOREEN BURDEN	225 BALSAM 796-9612
GARRY & TRAVIS FINLAY	223 BALSAM AVE 796-2027
KALI + John Moore,	231 Balsam Ave - 796-0030
RAY + CHRISTINE NAZE	310 CLOVER PL 796-8348
BARB + John Gunson	315 CLOVER PL 796-2243
Rob + Maria ELENA DARNEL	325 CLOVER PL. 604-629757
Pierre & TERESA BOUVIER	330 CLOVER PL 604-796-1228
IAN + MARION	305 CLOVER 604-796-3325
Rita Wetland.	224 Balsam Ave 604-796-2351
Jason Taylor + Kristen Gibson	29 Balsam Ave 604-796-2141
JEFF GILBANK / KIM VELIGIN	216 BALSAM AVE 604-796-8774
TODD & SUE RICHARD	241 BALSAM 604-796-3241
DENNIS + TEGWYN BAKKEN	237 BALSAM AVE 604-796-8411
Barrie & Angela Dyck	310 CLOVER PL. 604-796-1275
Stephanie + Marie Spence	232 BALSAM AVE 604-615-7239
Trendy Jomlinson	230 BALSAM AVE 604-796-8885
Jeff Jomlinson	230 BALSAM AVE 604-796-8885
Ken Lehyrstell	221 BALSAM AVE 604-796-5520
Colleen Lehyrstell	221 BALSAM AVE 604-796-5520
T. a. Sigmond Rlenried	213 Balsam 604-796-0201

CURSORY OVERVIEW OF TRAFFIC FLOW SURVEY FOR BALSAM AVE.

May 13, 2010 (1521 hrs. - 1615 hrs)

Westbound traffic: 13 Eastbound traffic: 18
Total: 31

June 4, 2010 (1600 hrs. -1700 hrs.)

Westbound traffic: 18 Eastbound traffic: 19
Total: 37

June 7, 2010 (0730 hrs.- 0830 hrs.)

Vehicles turning from Eagle onto Miami and onto Balsam: 16

Vehicles proceeding from Eagle through McCombs to Alder: 14

Vehicles from Miami onto Balsam: 7

Total vehicles using Balsam as route to Hot Springs Rd. : 23

June 7, 2010 (1700 hrs. - 1830 hrs.)

Eastbound traffic (from Eagle / Miami): 27

Westbound traffic (from Hot Springs Rd.onto Balsam) : 45

Total vehicles using Balsam: 72

June 14, 2010 (1800 hrs.- 1915 hrs.)

Westbound traffic (from Eagle / Miami) : 15

Eastbound traffic (from Hot Springs Rd. onto Balsam and onto Miami / Eagle : 47

Total traffic flow on Balsam : 62

June 15, 2010 (0600 hrs.-0830 hrs)

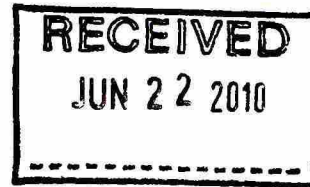
Traffic from Eagle/Miami onto Balsam (monitor via Speed Watch): 41

June 15, 2010 (14:10 hrs to 15:10 hrs)

Eastbound (coming from Hot Springs Rd) 9

Westbound (going to Hot Springs from east sector) 21

Total traffic flow on Balsam: 30



To Mayor and Councillors

Please find attached Page three of the petition with (6) additional names of residents on Balsam.

Of note, Balsam Avenue and Clover Place were canvassed in its entirety with only two homes not recorded due to residents being unavailable. Essentially, we had 100 per cent respondents in favour of the requested changes.

Sincerely,

Ray and Linda Bennie

We urge council to act quickly and decisively to avoid another tragedy

NAME

ADDRESS

Shawn Emond
Teresa Macpherson
Judy Sivak
CORN Henderson
JOAN KOLEBABA
~~John~~

246 Balsam Road
246 Balsam Road
242 Balsam Ave.
229 Balsam Ave.
227 Balsam ave.
227 Balsam Ave.

TO: TED TISDALE –CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN - PLANNING CONSULTANT

RE: CASCIA DEVELOPMENTS – DEVELOPMENT SERVICING AGREEMENT
LAKEHILL VILLAS - 298 LILLOOET AVENUE

DATE: JUNE 15, 2010

BACKGROUND

At the Council meeting of 7 June 2010 at which Council addressed a request from Cascia Developments (Cascia) on behalf of 0761036 BC Ltd., the developers of Lakehill Villas, regarding the off-site servicing component of the project. Subsequent to the Council meeting, Cascia informed the Village that it has decided to proceed with the installation of the off-site works instead of arranging for a security deposit for the works as a condition of obtaining a building permit.

Since Cascia will be constructing the works within the Village's road allowance, it is necessary that Cascia enter into an agreement with the Village regarding the installation of the works.

DRAFT DEVELOPMENT SERVICING AGREEMENT

Attached to this report is a draft of the Development Servicing Agreement regarding the off-site works. The Village's generic Agreement has been modified to suit this particular situation.

In reviewing the draft Agreement, your attention is drawn to the following major points:

- 1) Section 2 – The works shall be constructed in accordance with the drawing set prepared by Omega Engineering Ltd. as approved by the Village.
- 2) Section 8 – The works shall be completed by December 31, 2010.
- 3) Sections 9 and 10 – Prior to undertaking construction, an **inspection fee** and a **damage deposit** will need to be submitted to the Village, said amounts still to be determined.
- 4) Section 14 – When the work has been completed, the building permit can be issued.
- 5) Section 15 – Once the work has been completed and accepted by the Village, the developer will be required to provide the Village with a **maintenance security deposit** to be held for one year.
- 6) Sections 18 and 19 – These two sections address **save harmless** and **insurance** issues.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- 1) Option 1: Authorize the Mayor and Chief Administrative Officer to execute the Development Servicing Agreement for the off-site works regarding the Lakehill Villas at 298 Lillooet Avenue once the Chief Administrative Officer is satisfied that all aspects of the Agreement have been adequately addressed;
- 2) Option 2: Request that the Development Servicing Agreement for the off-site works regarding the Lakehill Villas at 298 Lillooet Avenue be revised prior to authorizing its execution; or
- 3) Option 3: Pursue another course of action as determined by Council.

CONCLUSION AND RECOMMENDATIONS

The Development Servicing Agreement is the mechanism for the Village to utilize that will ensure that the off-site works will be constructed by the developer in accordance with the Village's standards. It contains both prior to and post construction conditions. As there are still some details to work out, Option 1 is considered the preferred course of action.

The following resolution is offered for Council's consideration:


- 1) THAT Council authorize the Mayor and Chief Administrative Officer to execute the Development Servicing Agreement for the off-site works regarding the Lakehill Villas at 298 Lillooet Avenue once the Chief Administrative Officer is satisfied that all aspects of the Agreement have been adequately addressed.

Michael Rosen

Attachment – DRAFT Development Servicing Agreement

Reviewed by Chief Administrative Officer:

Civic Consultants have reviewed the plans for the off-site works and consider them acceptable with noted changes which will be passed onto Omega Engineering. I concur with the recommendation.



Ted Tisdale

VILLAGE OF HARRISON HOT SPRINGS
DEVELOPMENT SERVICING AGREEMENT

THIS AGREEMENT made this day of , 2010.

BETWEEN:

VILLAGE OF HARRISON HOT SPRINGS a body corporate, duly incorporated under the laws of the Province of British Columbia, having an office at 495 Hot Springs Road, PO Box 160, Harrison Hot Springs, BC V0M 1K0

(hereinafter called the "Village")

OF THE FIRST PART

AND:

0761036 BC LTD
3571 Barmond Avenue
Richmond, BC V7E 1A4

(hereinafter called the "Owner")

OF THE SECOND PART

WHEREAS:

1. The Owner is the registered owner of lands and premises situate, lying and being in the Village of Harrison Hot Springs, Province of British Columbia, and more particularly known and described as:

PID: 003-569-462
Lot 44, Section 13, Township 4, Range 29, West of the Sixth Meridian,
New Westminster District Plan 37485

(hereinafter called the "Lands");

2. The Owner has requested issuance of a building permit to develop the Lands for a townhouse development ("Development") in the manner shown or described in Building Permit application which has been submitted by the Owner to the Building Inspector of the Village for approval, a copy of which Building Permit application is attached hereto as Schedule "A";

3. The Village has determined that the cost to the Village of providing the necessary upgrading of the Village's water system ("Works") to service the proposed Development would be excessive and the Village does not have sufficient funds to pay for the cost of said Works; and
4. The Owner has voluntarily agreed to install such Works prior to the issuance of the Building Permit which are necessary to serve the proposed Development of the said Lands and to waive any right the Owner may have to a contribution toward the cost of said Works, and has requested that the Village enter into this agreement with the Owner.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the mutual covenants and agreement contained herein and the sum of Ten Dollars (\$10.00) now paid by the parties hereto each to the other (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. In this Agreement, unless the context otherwise requires:

"Building Inspector" means a person appointed as an Building Inspector for the Village of Harrison Hot Springs;

"Chief Administrative Officer" means a person appointed as the Chief Administrative Officer for the Village of Harrison Hot Springs or his / her designate;

"Complete" or "Completion" or any variation of these words, when used with respect to the work referred to herein, shall mean completion of the work, or a part thereof as the context requires, in accordance with the provisions of this Agreement and to the satisfaction of the Chief Administrative Officer so certified by that person in writing;

"Contractor" shall mean contractors and sub-contractors employed by the Owner, directly or indirectly, in the construction and installation of the work;

"Works" shall mean all works and services contained within Schedule "B" of this Agreement required to be constructed and erected or installed, both on and off the Land, by the Owner under provisions of this Agreement.

2. The Owner covenants and agrees with the Village to provide, construct, and install on the Land and off-site as the case may be, Works in accordance with the Accepted Engineering Plans prepared by Omega and Associates Engineering Ltd contained within Schedule "B" and approved by the Village.
3. All of the Works shall be carried out by the Owner or the Owner's contractors in accordance with the Accepted Engineering Plans, and in accordance with the provisions of the Subdivision and Development Servicing Bylaw of the Village and MMCD which ever standard is higher. Wherever the provisions of the Accepted Engineering Plans and the said Subdivision and Development Servicing Bylaw and MMCD conflict, the Chief Administrative Officer shall determine and consent in writing to the provisions which shall be enforced and constructed.

4. The cost of all Works herein shall be borne by the Owner, and the Owner shall employ only bonded contractors to carry out and complete the works.
5. The Owner shall obtain and provide to the Village upon request and free of charge true copies of all contracts and sub-contracts entered into by the Owner or its contractors and relating to the Works.
6. The decision of the Chief Administrative Officer shall be final and binding on all parties hereto in determining whether or not the Works or any part thereof have been carried out and completed in accordance with the provisions of this Agreement.
7. As soon as the Owner is satisfied that the Works have been completed, the Owner shall submit to the Chief Administrative Officer final as-built mylar drawings of all works constructed hereunder, sealed by a Professional Engineer. Where the as-built drawings have been completed using AutoCAD or a similar computer drafting software, one copy of the diskette containing the as-built drawing files shall also be provided. Until the Owner submits the final as-built mylar drawings, the Village will hold \$200 per sheet for drafting deficiencies.
8. The Owner shall cause all works herein to be carried out and completed not later than the 31 day of December 2010, hereinafter called the "Completion Date".
9. Prior to commencing the Works, the Owner further covenants and agrees to pay to the Village an **Inspection Fee** in the amount of \$6,645.41 (equal to 3% of the first \$150,000, 2% of the second \$150,000 and 1% of the balance calculated from the estimated cost of the Works as approved by the Chief Administrative Officer. The Owner further covenants and agrees to pay when billed by the Village, administration fees, engineering fees and legal costs incurred by the Village relating to the Works.
10. Prior to commencing the Works, as security for the due and proper performance by the Owner of all covenants and agreements herein contained, the Owner shall provide the Village with a **Damage Deposit** in the form of a certified cheque or an unconditional automatically renewing irrevocable Letter of Credit, in a form typical of the Owner's financial institution and acceptable to the Village's Chief Administrative Officer, drawn on a chartered bank in Canada for a term of not less than twelve (12) months, in the amount of \$20,997.00, which is equal to 10% of the cost of constructing and providing the Works.
11. Prior to commencing the Works, the Owner covenants and agrees to prepare a Construction Management Plan for the Village's approval that will outline the logistical details related to the installation of the Works including scheduling, road closures, truck parking, road maintenance, etc.
12. The Owner further covenants and agrees that if the Works or any part thereof are not completed in accordance with the provisions of this Agreement and by the Completion Date, or if the Owner shall be in default of any of the covenants herein contained, and such default shall continue for a period of fourteen days after notice thereof has been given by the Village to the Owner, the Village may call for and receive the funds secured by the Letter of Credit and the Village may complete the work at the cost of the Owner and deduct from any funds held by the Village as security hereunder, the cost of such completion, and the balance of the deposit, if any, shall be returned to the Owner less any

administration fees required by the Village. If there is insufficient money on deposit with the Village under the Letter of Credit, then the Owner shall pay such deficiency to the Village immediately upon receipt of the Village's invoice for completing the Works. It is understood and agreed that the Village may do such work either by itself, or by contractors employed by the Village. Any invoice rendered by the Village to the Owner under the provisions of this paragraph, shall be regarded as charges for work done or services provided under the provisions of the *Local Government Act* and *Community Charter* and may, in addition to any other remedy available to the Village, be collected in the same manner and with like remedies as ordinary taxes upon land and improvements are collected under the *Local Government Act*. The Letter of Credit shall be automatically renewed before it expires, and the Village has the right to draw down the Letter of Credit and hold the cash as security if the Letter of Credit fails to be renewed at least fourteen days before its expiry date.

13. The Village covenants and agrees to return the Damage Deposit to the Owner when the Works have been completed to the satisfaction of the Village.
14. The Village covenants and agrees to issue a Building Permit for the Development when the Works have been completed to the satisfaction of the Village provided that all requirements of the Building Inspector have been satisfied.
15. Once the Works have been completed to the satisfaction of the Village, as security for the maintenance and repair of all of the Works contained in this Agreement, the Owner shall deposit with the Village a **Maintenance Security Deposit** in the amount of \$20,997.00 being that amount equal to 10% of the entire Works package, in the form of cash or a Letter of Credit acceptable to the Village.
16. The Owner covenants and agrees to maintain every part of the Works in perfect order and in complete repair for a period of **one year**. Should the Owner fail to maintain the Works, then the Chief Administrative Officer, at his option, after giving the Owner seven days written notice (emergencies excepted), may utilize the Maintenance Security Deposit to do so, and the whole costs, charges and expenses so incurred by the Village will be payable by the Owner, as provided for herein. The decision of the Chief Administrative Officer will be final with respect to the necessity for repairs, or the adequacy of any work done.

Once any Works covered by this Agreement are connected to the Village infrastructure, only municipal crews or contractors under the direct supervision of the Village may undertake work on such Village infrastructure. As such, municipal crews or contractors retained by the Village will correct any defects, imperfections, settlements and/or rechlorination and flushing which is deemed to be necessary during the one year period from the date of acceptance of the Works and the whole of such costs, charges and expenses so incurred by the Village in undertaking such work including but not limited to contractor costs will be payable by the Owner as provided for herein.

17. Upon expiration of the maintenance period outlined in Section 16 of this Agreement and provided that the Village is satisfied that the Owner has complied with the covenants contained in this Agreement, and if there is no litigation pending by any third party against the Village as a result of, or arising from, the construction of the Works, the Village shall return the Maintenance Security

Deposit to the Owner and thereafter the Owner's responsibility for the Works shall cease.

18. The Owner covenants and agrees to indemnify and save harmless the Village and its servants, agents and employees from and against all actions, proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought or made against the Village of Harrison Hot Springs or its said servants, agents and employees, resulting directly or indirectly from the construction or installation of the work.
19. The Owner covenants and agrees to obtain and maintain until the Works have been accepted by the Village, at the Owner's expense, with such company or companies and on such forms as are acceptable to the Village, in the name of the Owner, Comprehensive General Liability Insurance coverage covering premises and operations liability, contingency liability with respect to the operations of Contractors and sub-contractors, 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 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;
20. In consideration of due and proper performance by the Owner of the covenants herein contained, the Village covenants and agrees to permit the Owner to carry out and perform the work.
21. Any demand or notice required or permitted to be given under the provisions of this Agreement shall be in writing and may be given by mailing such notice by prepaid registered post to the party concerned at the address for such party first above-recited, and any such notice or demand mailed as aforesaid shall be deemed to have been received by the party to whom it is addressed on the second business day after the date of posting thereof.
22. It is understood and agreed that the Village has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Owner other than those contained in this Agreement.
23. Wherever the singular is used herein, the same shall be construed as meaning the plural, body corporate or politic where the context or the parties so require.
24. Notwithstanding the above conditions, the Village will perform a preliminary substantial acceptance inspection one month before the end of the term of the agreement to determine whether the Works will be substantially complete at the end of the term. An extension of up to three months may be authorized by the Chief Administrative Officer provided the Owner submits /extends appropriate bonding or the letter of credit security.
25. This Agreement and the terms, covenants and conditions herein contained shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assignees.

IN WITNESS WHEREOF the parties hereto have executed this Agreement at the Village of Harrison Hot Springs, Province of British Columbia, the day and year first above written.

0761036 BC LTD

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)
)

C/S

Authorized Signatory

)
)
)
)

Authorized Signatory

SIGNED, SEALED AND DELIVERED by
The above-named in the presence of:

)
)
)
)
)
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)
)
)
)
)
)

Name

Address

Occupation

THE VILLAGE OF HARRISON HOT SPRINGS

)
)
)
)

C/S

Mayor - Authorized Signatory

)
)
)
)

Chief Administrative Officer –
Authorized Signatory

SCHEDULE A

BUILDING PERMIT APPLICATION

SCHEDULE B

DRAWING PACKAGE
OMEGA AND ASSOCIATES ENGINEERING LTD.



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: June 30, 2010

FROM: Debra Key, Corporate Officer

FILE: 3900

SUBJECT: Bylaw to regulate hours of business

ISSUE:

To regulate hours of business in the Village of Harrison Hot Springs.

BACKGROUND:

Upon receiving advice from the local RCMP, it has become prudent to adopt a bylaw to regulate the hours of business for local establishments within the Village of Harrison Hot Springs.

RECOMMENDATION:

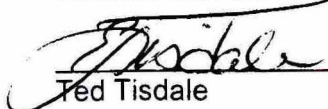
THAT Bylaw No. 942, Business Hours Regulation bylaw receive first, second and third reading.

Respectfully submitted for your consideration;


Debra Key
Corporate Officer

Chief Administrative Officer Comments:

I concur with the recommendation:


Ted Tisdale
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 942

A bylaw to regulate business hours

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to establish a bylaw to provide for the regulation of business;

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 "Business Hours Regulation Bylaw No. 942, 2010".

2. **DEFINITIONS**

In this bylaw:

"Business" means the carrying-on of a commercial or industrial undertaking of any kind or nature, or the providing of professional, personal, or other services for the purpose of gain or profit;

"Bylaw Enforcement Officer" means a person appointed by Council or a peace officer;

"Cabaret/Night Club" means a Liquor Primary Licensed Establishment primarily engaged in providing for dancing for customers and that may provide entertainment (excluding adult entertainment and gaming or gaming establishments);

"Liquor Retail Store" means a private liquor store or cold beer and wine store licensed under the *Liquor Control and Licensing Act and Regulation*;

"Liquor Primary Licensed Establishment" means an establishment licensed under the *Liquor Control and Licensing Act and Regulation* where the service of liquor, as opposed to food, is the primary focus of the establishment;

"Neighbourhood Pub" means a Liquor Primary Licensed Establishment which offers full lunch and dinner menus complete with hot and cold meals and has a person capacity of not more than 100 or meeting the seating capacity pursuant to the fire and building codes, whichever is less;

"Retail" means offering or keeping for sale at retail, goods, wares, merchandise, substances, articles or other things;

"UBrews and UVins" means business licensed under the *Liquor Control and Licensing Act and Regulation* that provide their customers with the ingredients, equipment, and advice that they need to make their own beer, wine, cider, or coolers.

3. **GENERAL PROVISIONS**

Every Retail Business must be closed for the serving of customers as set out in Schedule "A" of this Bylaw.

4. **SEVERABILITY**

If any section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this bylaw.

5. **OFFENSE AND PENALTY**

- (a) No person shall interfere with, obstruct, or impede the Bylaw Enforcement Officer in issuing a bylaw notice or otherwise carrying out his or her duties in accordance with this bylaw, and it is an offence for any person to interfere with a Bylaw Enforcement Officer in the enforcement of this bylaw.
- (b) Every person who violates a provision of this bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects or refrains from doing anything required by a provision of this bylaw, is guilty of an offence and is liable, upon summary conviction, to a fine not exceeding \$10,000 and not less than \$2,500, and is guilty of a separate offence each day that a violation continues or exists.

6. **DESIGNATION OF BYLAW**

- a) This bylaw is designated under Section 264 of the *Community Charter, S.B.C. c. 36* as a bylaw that may be enforced by means of a ticket in the form prescribed.
- b) This bylaw may be designated by regulation and may be enforced by means of a bylaw notice under Section 4 of the *Local Government Bylaw Notice Act*.

7. **SCHEDULES**

Schedule "A" – Operating Hours for Classes of Businesses Regulated in Section 3.

8. **READINGS AND ADOPTION**

READ A FIRST TIME THIS DAY OF , 2010

READ A SECOND TIME THIS DAY OF , 2010

READ A THIRD TIME THIS DAY OF , 2010

ADOPTED THIS DAY OF , 2010

Mayor

Corporate Officer

SCHEDULE "A"**VILLAGE OF HARRISON HOT SPRINGS****BUSINESS HOURS REGULATION****BYLAW No.942, 2010**

1. Every Retail Business, unless listed under Section 2 of this Schedule, has the option to remain open for the serving of customers from 6:00 a.m. until 2:00 a.m. Monday to Sunday.
2. Retail Businesses listed in this section have the option to remain open for the serving of customers at the times specified below.

Business Class	Day(s) of the Week	Hours
Liquor Retail Store, UBrews and UVins	All days	9:00 a.m. to 11:00 p.m.
Restaurants	All days	6:00 a.m. to 1:00 a.m.
Liquor Primary Licensed Establishment, Neighbourhood Pub	Monday to Saturday Sunday	9:00 a.m. to 1:00 a.m. 9:00 a.m. to 12:00 Midnight
Cabaret/Night Club	Monday to Saturday Sunday	12:00 noon to 1:00 a.m. 12:00 noon to 12:00 Midnight
Resorts <ul style="list-style-type: none"> • Restaurants • Cabaret/Night Club; Liquor Primary Licenced Establishment 	All days Monday to Saturday Sunday	6:00 a.m. to 1:00 a.m. 12:00 noon to 2:00 a.m. 12:00 noon to 12:00 Midnight
Automobile Service Stations	All days	Unregulated

3. Council may by resolution;
 - a) Amend "Schedule "A" of this bylaw.

At the written request of the specific business owner, permit retail business owners to remain open for the serving of customers during special events.

