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VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

SPECIAL COUNCIL MEETING

Date: Monday, September 19, 2011
Time: 4:30 p.m.
Location: Council Chambers,
Harrison Hot Springs, British Columbia

1. CALL TO ORDER		
	(a)	Meeting called to order by Mayor Becotte
2. INTRODUCTION OF LATE ITEMS		
3. APPROVAL OF AGENDA		
4. ADOPTION OF COUNCIL MINUTES		
		Item 4.1
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws		
Waste Collection and Disposal Amendment Bylaw No. 982, 2011	THAT Waste Collection and Disposal Amendment Bylaw No. 982 be adopted.	Item 6.i
Water Regulation Amendment Bylaw No. 984, 2011	THAT Water Regulation Amendment Bylaw No. 984, 2011 be adopted.	Item 6.ii
Sewer Regulation Amendment Bylaw No. 985, 2011	THAT Sewer Regulation Amendment Bylaw No. 985, 2011 be adopted.	Item 6.iii
Sign Bylaw 987, 2011	THAT Sign Bylaw No. 987, 2011 be adopted.	Item 6. iv
ii. Agreements		Item 6.ii
iii. Committee/ Commission Minutes		Item 6.iii

iv. Correspondence		Item 6 iv

7. DELEGATIONS AND PETITIONS

<input type="checkbox"/>	None	
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8. CORRESPONDENCE

		Item 8.1
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9. BUSINESS ARISING FROM CORRESPONDENCE

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

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11. REPORTS FROM MAYOR

K. Becotte – verbal

12. REPORTS FROM COUNCILLORS

D. Harris - verbal
D. Kenyon - verbal
A. Jackson - verbal
B. Perry – verbal

13. REPORTS FROM STAFF

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14. BYLAWS

15. QUESTIONS FROM THE PUBLIC (PERTAINING TO AGENDA ONLY)

16. ADJOURNMENT

Resolve that the meeting be closed to the public pursuant to Section 90(1)(a) of the *Community Charter*.



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 982

A bylaw to amend the Waste Collection and Disposal Bylaw No. 959

WHEREAS the Council has deemed it advisable to amend the Waste Collection and Disposal Bylaw No. 959, 2011;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Waste Collection and Disposal Amendment Bylaw No. 982, 2011."

2. AMENDMENT

In the Waste Collection and Disposal Bylaw No. 959, 2011

a. On page 3, under the heading of Interpretation, amend to read:

"Residence" means a single family dwelling unit or each dwelling unit of a duplex;

b. On page 3 General Conditions, amend to read:

(a) This Bylaw only applies to residences.

c. On page 4 Residential Domestic Waste Collection Service, amend to read:

(c) Every owner of a residence within the Village shall be entitled to have their Domestic Waste, Recyclables and Green Waste collected and disposed of by the Waste Collector, except where a Resident commits an offence against this bylaw.

(d) Every owner of a residence within the Village shall pay the applicable fees for this service as set out in Schedule "A".

(f) On their Waste Collection Day, each residence requiring service shall not:

d. On page 5 Fees and Charges, amend 5(a) to read:

(a) The Annual fee applicable under this Bylaw for residences shall form a separate utility amount.

Delete (c) and (d)

e. On page 7, Schedule "A" under Annual Fee, amend to read:

1. *Collection Fee per residence* \$153.00
2. *Sticker Tags (each)* \$ 2.00
3. *The fees will be billed quarterly.*
4. *A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.*
5. *Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.*

3. **READINGS AND ADOPTION**

READ A FIRST TIME THIS 8th DAY OF AUGUST, 2011

READ A SECOND TIME THIS 8th DAY OF AUGUST, 2011

READ A THIRD TIME THIS 8th DAY OF AUGUST, 2011

RESCINDED THIRD READING THIS 12th DAY OF SEPTEMBER, 2011

AMENDED AND READ A THIRD TIME THIS 12th DAY OF SEPTEMBER, 2011

ADOPTED THIS DAY OF , 2011.

Mayor

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 984

A bylaw to amend the Water Regulation Bylaw No. 967

WHEREAS the Village of Harrison Hot Spring has deemed it advisable to amend Water Regulation Bylaw No. 967;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Water Regulation Amendment Bylaw No. 984, 2011".

2. TEXT AMENDMENT

- a. That on page 10 under Section 12 User Fees amend by deleting 12.3 and 12.4;
- b. That Schedule "A" of Bylaw No. 967 be replaced by Schedule "A" as attached.

3. READINGS AND ADOPTION

READ A FIRST TIME THIS 12th DAY OF SEPTEMBER, 2011

READ A SECOND TIME THIS 12th DAY OF SEPTEMBER, 2011

READ A THIRD TIME THIS 12th DAY OF SEPTEMBER, 2011

ADOPTED THIS DAY OF , 2011

Mayor

Corporate Officer

SCHEDULE "A"

1. WATER CONNECTION FEE

(A)Single Family	\$1500.00 plus tax
(B)Duplex (each unit	\$1500.00 plus tax
(C)Multi-Family & Commercial	Actual cost plus tax (\$1500.00 deposit)

2. METRE TEST

(A)Residential	\$ 150.00 plus tax
(B)Commercial	\$ 250.00 plus tax

3. DISCONNECTION FEE

(A)Disconnection Fee	\$ 150.00 plus tax
(B)Inspection	\$ 50.00 plus tax
(C)Water Turn on/off Fee	\$ 50.00 plus tax

4. WATER USER RATES

(A)Residential Flat Rate	\$ 311.00 annual
(B)Residential swimming pool	\$ 311.00 annual
(C)Commercial Metered user rate (per cubic meter)	\$ 0.51 per cubic Meter

5. The user rates will be billed quarterly.

6. A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.

7. Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 985

A bylaw to amend the Sewer Regulation Bylaw No. 980

WHEREAS the Village of Harrison Hot Spring has deemed it advisable to amend Sewer Regulation Bylaw No. 980;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Sewer Regulation Amendment Bylaw No. 985, 2011".

2. TEXT AMENDMENT

a. On page 14 Schedules be amended by the following:

(b) Schedule A – Prohibited Waste, Restricted Waste and Specified Waste be amended to read Schedule "B" – Prohibited Waste, Restricted Waste and Specified Waste

(c) Schedule B – Restricted Wastes – Sanitary Sewer Discharges amended to read Schedule "C" - Restricted Wastes – Sanitary Sewer Discharges attached hereto and forming part of this bylaw

b. That Schedule "A" of Bylaw No. 980 be replaced by Schedule "A" as attached

3. READINGS AND ADOPTION

READ A FIRST TIME THIS 12th DAY OF SEPTEMBER, 2011

READ A SECOND TIME THIS 12th DAY OF SEPTEMBER, 2011

READ A THIRD TIME THIS 12th DAY OF SEPTEMBER, 2011

ADOPTED THIS _____ DAY OF _____, 2011

Mayor

Corporate Officer

Schedule "A"
SANITARY SEWER COMMENCEMENT AND TERMINATION FEES

1. SERVICE CONNECTION FEE:

(1)Single Family Residential	\$ 800.00
(2)Multi-Family Residential	*Actual cost
(3)Commercial	*Actual cost
	(*shall be paid for each Service Connection with a minimum \$800.00 deposit)

2. DISCONNECTION FEE:

\$ 150.00

3. USER RATES:

Annual

Dwelling (per dwelling unit)	\$ 150.00
Hotel (per room)	\$ 86.00
Motel (per room)	\$ 86.00
Campground	
Per sewered campsite (each)	\$ 59.70
Sewered sani-dumps (each)	\$ 59.70
Washroom Fixtures (each)	\$ 59.70
Church	\$ 140.00
Barbershop, Beauty Salon	\$ 354.30
Laundry	\$5,369.00
Coin Laundry (per machine)	\$ 37.60
Commercial Pool	\$2,193.80
Spa	\$ 880.50
Licensed Establishment (per seat)	\$ 14.40
Restaurant, Cafe (per seat)	\$ 14.40
School (per classroom)	\$ 172.00
Retail Establishment	\$ 140.00
Service Station	\$ 280.80
Office	\$ 140.00
Repair Shop	\$ 140.00
Storage/Maintenance Shop	\$ 100.00
Swimming Pools and/or Spa Pools that discharge water on a constant basis and are metered	\$.41/m ³

4. User rates will be due and payable on a quarterly basis.
5. A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.
6. Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 987**

A bylaw to regulate signs

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to establish a bylaw to regulate signs in the Village of Harrison Hot Springs.

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Sign Bylaw No. 987, 2011".

2. INTERPRETATIONS

"Billboard" means a panel, sign-board, bulletin board, boarding or boarding mounted on a building or free-standing structure, and use or intended to be used for the posting or displaying of notices or advertising materials pasted, glued, fastened or otherwise affixed thereto.

"Business/Premises" means a building that is used to carry on commercial or industrial undertakings of any kind from within the boundaries of the Village, providing professional, personal, or other services for the purpose of gain or profit, but does not include an activity carried on by the Federal and/or Provincial Governments, their agencies or corporations.

"Election" as defined in the *Election Act* [RSBC 1996] Chapter 106.

"Civic Properties" means property owned by the Village and highways.

"Freestanding" means a sign wholly or partially supported from the ground by a structure which is independent of any building or structure

"Home Occupation" means a business carried on in a dwelling unit by a resident of that dwelling unit

"Promotional" means the publicizing, advancement, encouragement and fostering of an enterprise

“**Sandwich Board**” means a one or two face non-illuminated portable sign with a maximum area of 2 square meters on each side.

“**Third Party**” means a sign that directs attention to products sold or services on property other than which the sign is affixed

3. **PURPOSE**

The focus of the Village activities is to attract, encourage and enhance tourism and business development to the community, and therefore as a matter of interpretation a bylaw will always be interpreted in a way that will benefit the objectives of the Village in the promotion of tourism.

4. **GENERAL PROVISIONS**

- 4.1 Signs may be erected or lit providing they do not interfere with the visibility of a traffic control device or to interfere with an access or egress from a highway or intersection.
- 4.2 Signs may be equipped with flashing, oscillating or moving lights or beacons providing they do not cast a direct beam on any highway or business/residential premises or to interfere with the visibility of a motorist on a highway.
- 4.3 Only signs owned by Federal and Provincial Governments or the Village shall be permitted on a road right-of-way or on property owned by the Village, unless otherwise provided for in this bylaw.
- 4.4 Signs or part thereof shall not be suspended or projected over a highway right-of-way or property owned by the Village unless approved by the Village.
- 4.5 Signs projecting over private pedestrian area shall have a clearance to the underside of the projection of at least 2.5 meters above grade.
- 4.6 Signs shall not project over a travel portion of a lane or road right-of-way.
- 4.7 All signs must be aesthetically pleasing in appearance and maintained in a good state of repair pursuant to the Village’s Sign Design Guidelines
- 4.8 Only signs authorized by the Village are permitted within the lakeshore beach area.

5. **PROHIBITIONS**

- 5.1 Except as provided elsewhere in this bylaw the following are prohibited.
 - a) Billboard signs
 - b) A sign located on a balcony or roof of a building

- c) Signs in residential zones
- d) A sign erected on Village owned property or highway
- e) A sign situated on walls, fences or elsewhere on or adjacent to a highway or public place that exhibits writing or pictures or the writing of words or making of pictures or drawings which are indecent or may tend to corrupt or demoralize or considered grossly insulting language rather immoral or indecent
- f) Signs or notices affixed to telephone/hydro poles.

6. EXEMPTIONS

6.1 The following signs are exempt from this bylaw.

- a) Sign displayed within a shop or office
- b) A sign that identifies a building
- c) A sign owned or leased by the Village for municipal purposes
- d) Sign of a construction company on the lands where construction is being carried out provided the sign does not exceed a copy area of 3 square meters.
- e) A sign advertising the lease or sale of the property upon which the sign is located provided the sign shall not exceed 1.5 square meter copy area for residential properties and 4 square meters copy area for commercial properties copy area.
- f) A temporary sign advertising special events including sporting events, community causes, charitable fundraising campaigns and non-profit arts and cultural events provided they are not displayed longer than 30 days and are removed within 4 days following the end of the event.
- g) A sign on a building advertising a business or businesses within the building.
- h) Signs on benches occupying municipal property under agreement with the Village.
- i) Signs on municipal property where prior approval has been obtained from the Village.
- j) Tourist information sign(s) with a copy area not to exceed 4 square meters.

7. DUTIES AND RESPONSIBILITIES OF THE SIGN OWNER

7.1 No person shall commence the installation of or authorize or permit the installation of a sign unless a valid permit as required by this bylaw has first been obtained.

- 7.2 The owner shall ensure any sign erected on his/her property when the purpose of the message thereon is no longer required is removed.
- 7.3 The owner shall ensure that all signs are constructed in accordance with all applicable legislation, regulations and bylaw and maintained to a safe and presentable standard to avoid risk of injury to any person or damage to any property.
- 7.4 Illuminated signs shall be connected to an electrical circuit on the premise which it pertains. All electrical installations shall be approved by the Province of British Columbia Electrical Safety Branch.
- 7.5 Freestanding signs and structures shall be designed and constructed in accordance with part 4 of the British Columbia Building Regulations to resist wind, seismic and dead loads. A professional engineer may be required to submit signed, sealed and dated structural drawings and may be required to supervise all engineering components of the sign.
- 7.6 Freestanding signs and signs located in landscaped areas shall have a clearance space of 2.5 meters between the lowest portion of the sign and the finished grade of sidewalk or street.

8. APPLICATION

- 8.1 An application for a sign permit shall be completed on the prescribed form and be accompanied by the fee as prescribed in Schedule "A".
- 8.2 The applicant, in addition to the requirements of the Village's building regulation bylaw shall provide a plan of the proposed copy area and the intended location of the sign on an appropriate site plan.

9. TYPES OF SIGNS AND REGULATIONS

9.1 Business/Premises Sign

Businesses may advertise their activity on their business premise by means of sign with a copy area of not more than of 3 square meters either attached to the building or a sign supported from the ground by structural members and independent from the building which shall be regulated, constructed, installed as follows:

- a) Signs shall not extend beyond the property line and shall not interfere with public safety.
- b) Only one sign shall be allowed on each property except
 - i) properties having a frontage of greater than 15 meters and an area exceeding ¼ hectare one freestanding sign shall be permitted for each additional ¼ ha or part thereof, or

- ii) property situated on a corner lot one freestanding sign shall be permitted adjacent to each intersecting highway.
- c) Business/Premise signs shall only be permitted in commercial and institutional zoned properties and shall be restricted to advertise the business(es) on that property unless otherwise provided for in this bylaw.

9.2 Village's Capital Works – Temporary Sign

For any business that may be affected by the Village's capital works or other construction projects may with the approval of the Village place a temporary business sign on road right-of-way or other commercial properties subject to the following:

- a) prior permission is granted by the Village or Commercial Property owner.
- b) the sign is removed within 10 days of completion of the capital works or other construction project or where the construction no longer interferes with the business to which the sign pertains.
- c) the copy area of the sign shall not exceed 4 square meters.

9.3 Sandwich Board Signs

Sandwich board signs will be permitted subject to the following conditions:

- a) Up to three (3) signs per business
- b) the sandwich board sign may only be displayed adjacent to or within 300 meters of the business owner's property.
- c) as determined by the building inspector or bylaw enforcement officer the sign shall not be placed in a manner that is a nuisance to or impede vehicle or pedestrian traffic or is a safety hazard.
- d) the sign shall not be located in parking areas or parking stalls.
- e) the sign must be kept in clean and good repair and in a presentable condition at all times, as determined by the Bylaw Enforcement Officer.
- f) the Village at its sole discretion may have the signs removed if the owner fails to do so on notice by the Village.

9.4 Freestanding Signs

- a) Freestanding signs are permitted subject to the following:

- i) the number of freestanding sign located on the site shall not exceed the greater of 1 per each street frontage of the site or 1 for each 2 businesses located on the site.
- ii) the area of the freestanding sign shall not exceed 4 square metres plus an additional 1 square metre for each 15 meters of street frontage of the site which abuts the street, provided that the maximum area of a freestanding sign shall not exceed 8 square metres.
- iii) the maximum height of a freestanding sign shall not exceed 10 metres.

9.5 Third Party Signs

- a) Third party signs including signs advertising the property for sale are permitted subject to the following conditions:
 - i) Third party signs may be permitted in commercially zoned properties or residential properties of 1 acre or greater located adjacent to Hot Springs Road.
 - ii) if the property is occupied by a business activity or residence up to two third party signs may be permitted.
 - iii) If it is vacant commercial property up to three third party signs may be permitted.
 - v) third party signs may have a copy area not greater than 4 square meters.
 - vi) all third party signs must be renewed annually.

9.6 Promotional Signs

- a) Signs required to advertise a special or community event may be permitted subject to the following:
 - i) signs shall be located entirely on the property of the event or another location as approved by the Village.
 - ii) signs shall be displayed for not more than 30 day prior to the event and must be removed 4 days following the event.
 - iii) signs shall be limited to 2 sides with a maximum copy area of 3 square meters per side.

9.7 Home Occupation

- a) Signs advertising accessory home occupation as defined and permitted in the Village's zoning bylaw may be permitted subject to the following:

- i) signs shall not exceed a copy area of 1 square metre and only one sign shall be permitted.
- ii) signs may be placed flat against an exterior wall of a building or attached to a fence or gate
- iii) signs are to be non-illuminated
- iv) a free standing sign shall not exceed 2 metres in height.
- v) the sign must be contained within the property of the Home Occupation.

9.8 Election signs

- a) Election signs are permitted subject to the following:
 - i) every candidate who posts or displays an election sign on civic property shall remove the sign within 7 days after the election. Failure to remove the sign will result in a fine under the Bylaw Notice Enforcement Bylaw.
 - ii) election signs shall only be posted or displayed during the election period
 - iv) no signs shall be posted or displayed on or near civic property or sidewalk in a manner which interferes with motorist visibility or represents a safety hazard to the pedestrian traffic.

10. ENFORCEMENT

- a) the Bylaw Enforcement Officer or Building Inspector are hereby empowered to:
 - i) enter at all reasonable times onto any property subject to the regulation of this bylaw to ascertain whether the regulations or directions are being observed.
 - ii) order a person who is violating any of the provisions of this bylaw to comply with such provisions within the time specified.
 - iii) order a "stop work" if any part of the work is proceeding in contravention of any of the provisions of this bylaw if there is an unsafe condition on the real property on which the work is being carried out.
 - iv) order the removal of any sign or part thereof constructed or maintained in contravention of any of the provisions of this bylaw or building code.
 - v) revoke the permit issued under this bylaw or building code if:
 - a) there is contravention of the bylaw

- b) if the permit was issued in error
- c) if the permit was issued on the basis of incorrect information or;
- d) any fees required to be paid in this bylaw have not been paid.

11. PENALTIES

- 11.1 Every person who commits an offence contrary to the provisions of this Bylaw is liable on summary conviction to a penalty of not more than \$2,000.00 or imprisonment for up to six months in addition to the costs of prosecution.
- 11.2 Each day that a violation is permitted to exist constitutes a separate offence.

12. REPEAL

That "Village of Harrison Hot Springs Sign Bylaw No. 949, 2010 be hereby repealed in its entirety.

13. READINGS AND ADOPTION

READ A FIRST TIME THIS 12TH DAY OF SEPTEMBER, 2011
 AMENDED AND READ A SECOND TIME THIS 12TH DAY OF SEPTEMBER, 2011
 READ A THIRD TIME THIS 12TH DAY OF SEPTEMBER , 2011
 ADOPTED THIS DAY OF , 2011

Mayor

Corporate Officer

BYLAW NO. 987 SIGN SCHEDULE "A"

Fee Schedule

- | | |
|-----------------------------------------------------------------------|---------|
| 1. All signs except sandwich boards,
elections and temporary signs | \$50.00 |
|-----------------------------------------------------------------------|---------|