

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

DATE: November 16, 2009
TIME: 7:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Mayor Ken Becotte
Councillor Bob Perry
Councillor Dave Kenyon
Councillor Dave Harris
Councillor Allan Jackson

Chief Administrative Officer, Larry Burk

ABSENT:

Recording Secretary, Debra Key

1. CALL TO ORDER

The Mayor called the meeting to order at 7:00 p.m.

2. INTRODUCTION OF LATE ITEMS

- ☐ Letter dated October 23, 2009 from Agassiz Agricultural and Horticultural Association
- ☐ Copy of response letter dated November 5, 2009 to Resort Municipality of Whistler from Minister Bill Bennett with letter dated September 23, 2009 on behalf of the Resort Municipalities

3. APPROVAL OF AGENDA

Moved by Councillor Kenyon
Seconded by Councillor Perry

THAT the agenda be approved as amended.

CARRIED

4. ADOPTION AND RECEIPT OF MINUTES

☐ Regular Council Meeting
Minutes – November 2, 2009
Moved by Councillor Jackson
Seconded by Councillor Harris

THAT the minutes of the Regular Council Meeting of November 2, 2009 be adopted as amended.

CARRIED

Errors & Omissions

Page 8 Questions from the Public, 4th paragraph should read, "The Mayor reported that Councillor Perry will be attending Remembrance Day ceremonies at StoLo and the Mayor will attend at Agassiz".

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□ Sustainability and
Infrastructure Meeting
Minutes – August 6, 2009

Moved by Councillor Harris
Seconded by Councillor Kenyon

THAT the minutes of the Sustainability and Infrastructure Meeting of August 6, 2009 be received.

CARRIED

□ Harrison Lake Harbour
Commission Meeting Minutes
– August 26, 2009

Moved by Councillor Perry
Seconded by Councillor Jackson

THAT the minutes of the Harrison Lake Harbour Commission Meeting of August 26, 2009 be received.

CARRIED

5.

BUSINESS ARISING FROM THE MINUTES

The Mayor stated the Observer's article regarding the letter from the Ombudsman was incorrect but upon checking the correspondence from the Ombudsman, discovered that the Ombudsman had stated they had received a complaint with respect to a Mayoral candidate. This statement of the Ombudsman was incorrect as the candidate was not a Mayoral candidate, but a Councillor candidate.

The Legacies Now application to "Create a Skateboard Park" under the Local Sport Program Development Fund has been completed and submitted.

There will be a Workshop on Greenhouse Gas Emissions scheduled from 8:30 a.m. to noon at the Harrison Beach Resort Hotel.

The Mayor asked if staff had a chance to review the 30 km speed limit on McCombs. The CAO said there is no set mandate for speed limit on Municipal roads. It is Council's responsibility to change it. Councillor Kenyon said no one is abiding, but if it is changed to 50 km then there would be concern at the north end. Staff to submit report for next Council meeting.

The Mayor asked about the status of the damage on the walkway around the plaza. CAO advised it will be dealt with as soon as the rain stops.

6.

PUBLIC AND STATUTORY HEARINGS

None

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7.

DELEGATIONS

□ Harrison Horizons/Kingma –
Peter Kingma and Grant
Sanborn

Harrison Horizons/Kingma – Peter Kingma and Grant Sanborn

Mr. Kingma began by introducing his brother Sid, consultants so far; Grant Sanborn, Alvin Bartel of CHPA, Lorne Davidson of Civic Consultants.

Next Mr. Kingma provided a brief history of his company which has developed and built on lands in at least 7 different communities in the Province and across the border in Washington State including substantial developments and building in the Village.

He then described his recent purchase of some 384 acres of land within the Village from the previous Harrison Resort owners. Of the lands some 200+ acres on the west side of the Village fronting Hot Springs Road and extending up over the mountain and down to the Harrison River including Whippoorwill Point. The remainder of the property lies on the east side of the Village fronting McCombs extending east up Bear Mountain and into the east sector lands as well as a long sliver of lands beginning at Chestnut Avenue extending up behind Killer's Cove Marina ending at the bluff above the lake.

Mr. Kingma proceeded to comment that his first area for potential development would be on the lands fronting Hot Springs Road at the base of the mountain. Following that and after extensive research and study he hopes to begin development on some of the lands fronting McCombs.

As an aside he was looking at the long term potential of developing the land at the north end of the sliver up behind the marina and on the bluff but access to this location will be difficult and expensive.

Finally it was not his intention to look into any of the potential for the Whippoorwill point area until later in his plans since access and servicing this area is going to be an issue. He suggested if anything this area is more conducive, in his mind, to lodge or cottage resort type development possibly with water access only.

The lands above Hot Springs Road would be very difficult to develop in any fashion and it was his initial thought that dedicating much of that to the Village for reserve or passive park land is more likely the scenario. A lot of lands on the east side will not be developable and if applications warrant, then there is potential for significant areas of this land to be dedicated to the Village as well.

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His predominant plans are not to get more out of the areas than is economically, environmentally and feasibly possible. A lot of preliminary work is required in environmental, geotechnical and civil engineering studies and reporting is required before any of the lands can be considered for a particular form of development proposal.

His view is that much of the reporting and studying will take a year or more. Other than moving forward aggressively on the lands fronting Hot Springs Road he didn't expect to be able to bring anything before Council in the near future.

He promised to preserve the trail concept already prevalent in the Village. He hoped the Village will be open to discussions on retaining, re-locating, re-developing and constructing trails and pedestrian connections throughout the lands as and when he brought development options forward. In the meantime from a liability perspective he has erected signs on his property indicating that it is private property. His legal advice is to limit information to this "No Trespassing" level suggesting to Council that if any issues developed with respect to vandalism, land or vegetative damage etc. he would be forced to take further measures to protect the lands and his liability. His strongest intention to work with the Village to preserve as much of the natural beauty of the lands as well as enhance or preserve natural aspects of adjacent lands is a top priority for the Kingma company. He hopes his association throughout the process will be open, collaborative and beneficial to both parties.

Grant Sanborn suggested that we see the development of all potential uses on the lands as a collaborative exercise focusing on maintaining the intentions of policies and preferences within the current OCP as well as respecting other initiatives such as the Master Trails Report, zoning bylaws, riparian and environmental protection etc.

Questions from Council:

Councillor Perry: What is the time frame for proposals on the 40 acres in the east sector?

P. Kingma said maybe a year or year and a half.

Councillor Jackson: Wished the presentation wasn't so vague as there is a lot of anxiety in the Village by many people and it could have maybe been alleviated if you had been a little bit more specific to what you want to do and not so general. On the East Sector are you planning on buying up to the buffer to the properties on Cottonwood, because I know there are a lot of people here that want to know that.

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Peter Kingma said it is too early in the process to discuss or be able to give specific details. Discussion with all parties will be part of a public consultation process.

☐ Kent-Harrison Green
Legacy Society – Lillian
Martin

Kent-Harrison Green Legacy Society – Lillian Martin

Lillian Martin said that the Green Legacy Society has many concerns about a development on the Kingma Lands. She stated that the East Sector is the last area of forested land on the Valley floor in the Fraser Valley and is extremely critical habitat. She further stated that it is in DP Area 4 and is not suitable for development. She also indicated that the rest is ALR land and is not suitable for agriculture and is zoned for reserve. There are two red listed species in the area. They are the Pacific Water Shrew and the Salish Sucker. Other species in the area that would be adversely affected are the Lewis woodpecker and Red Legged frog. The Society has many other concerns. Would like to see that reserve kept as reserve. She suggested that The Land Conservancy is still interested in the private property in the east sector.

The Mayor advised that no public process for this proposed development has begun.

8. CORRESPONDENCE

- ☐ Harrison Hot Springs Boat Launch 2009 Operations Report received October 30, 2009
- ☐ Email dated November 10, 2009 from the City of Port Coquitlam re PRIME BC operating costs to municipalities
- ☐ Letter dated October 23, 2009 from Agassiz Agricultural and Horticultural Association
- ☐ Copy of response letter dated November 5, 2009 to Resort Municipality of Whistler from Minister Bill Bennett with letter dated September 23, 2009 on behalf of the Resort Municipalities

9.

BUSINESS ARISING OUT OF CORRESPONDENCE

☐ Harrison Hot Springs
Boat Launch 2009
Operations Report received
October 30, 2009

Councillor Kenyon stated that the boat launch had been very successful. Councillor Jackson asked that this report be added to the next COW agenda.

☐ Copy of response letter
dated November 5, 2009 to
Resort Municipality of
Whistler from Minister Bill
Bennett with letter dated
September 23, 2009 on behalf
of the Resort Municipalities

Councillor Jackson asked if a delegation should attend the next Resort Municipality meeting. The Mayor said the Resorts Collaborative is working on a presentation. Correspondence regarding the collaborative has been circulated. A complete report is forthcoming.

Councillor Perry asked staff to review mail circulation processes.

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

The Mayor reported that the Harrison Lake Harbour Commission met November 5, 2009. There will be a lot of work on the lakeshore area. The District of Kent has issued an RFP to rebuild the breakwater.

Received boat launch report and will be discussing this.

Moved by Mayor Becotte
Seconded by Councillor Perry

THAT Cpl. Scott Stoughton be appointed to the Harrison Lake Harbour Commission.

CARRIED

11. **REPORTS FROM MAYOR**

The Mayor presented a cheque in the amount of \$3,000 to the Harrison Hot Springs Preschool for the Breakfast with Santa event. Festivities will take place on November 28, 2009.

Mayor attended Remembrance Day ceremony at Agassiz and Councillor Perry attended at StoLo in Chilliwack.

Received an invitation to Agassiz Agricultural and Horticultural Association 4-H awards night. Councillor Harris will be attending to represent the Village.

Mayor reports that there has been some staff restructuring within the Village. There is no longer a Superintendent of Public Works. The Village will be hiring a new Community and Economic Development Officer sometime mid-January.

Received a bulletin from BC Hydro Community Relations, Power Smart Sustainability Communities Program. They are offering up to 50% funding available to community energy and emissions. This will be referred to the Sustainability and Infrastructure Committee.

On Wednesday, November 18, 2009 at 1:00 p.m. the Fire Chief will be demonstrating the features of a proposed new "Quint" (ladder) fire truck. The Village is considering purchasing this truck from the City of Abbotsford.

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12.

REPORTS FROM COUNCILLORS

Councillor Harris

November 5, 2009 attended Mountain Institution for a tour of the Health Care Unit, kitchen, upholstery shop and woodworking shop.

Attended the November 10, 2009 Show Kids You Care meeting and thanked Council for the donation of \$500.00. January will feature a bookmark contest. The group is also updating and reprinting the "Little Black Book" which contains contact names and numbers for children who need support from various resources.

Attended Citizen's Advisory Committee at Mountain Institution and was provided statistics for the work release program. The Chair and Vice Chair of the Citizen's Advisory Committee have both resigned.

Councillor Kenyon

Attended Remembrance Day service along with veterans and public.

November 10, 2009 attended a service at the Harrison Hot Springs Elementary.

The next meeting of the EDC will be Wednesday, November 25, 2009

Councillor Jackson

November 2, 2009 attended the 2009 Forum in Victoria on Procurement of Goods which municipalities are dealing with. 14 pages of notes were taken of which will be provided to Council for review. Many businesses in Victoria are suffering economically.

Attended a November 12, 2009 Neighbourhood Planning Area 2 public information meeting.

20 Christmas trees will be going in the Resort Hotel and will be set up on November 25, 2009 to be decorated by participants. If anyone wishes to enter a tree, contact Councillor Jackson. Harrison Highlander Pipe band will be piping Mr. and Mrs. Santa Claus into the Memorial Hall on November 28, 2009 for the breakfast.

Councillor Perry

On November 6, 2009 attended Council of Councils meeting in Abbotsford regarding the aggregate pilot project. The Minister of State for Mining attended the meeting. Concerns were traffic, dust and noise. There are 4 designated areas of aggregate mining in our area.

On November 11, 2009 attended the StoLo First Nations Remembrance Day ceremonies in Sardis. The traditional ceremony is quite different. Also attended the Royal Canadian Legion to participate in the service events.

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November 12, 2009 attended Healthy Communities meeting in Kent where the Public Health Nurse provided a report on H1N1.

13.

REPORTS FROM STAFF

□ Conversion of the current Executive Hotel to a Strata Hotel – 190 Lillooet Avenue – November 9, 2009

Moved by Councillor Kenyon
Seconded by Councillor Perry

Report of Chief Administrative Officer – November 9, 2009

Re: Conversion of the current Executive Hotel to a Strata hotel – 190 Lillooet Avenue

THAT Council receives this report;

THAT staff prepare and present a Certificate of Approval under Section 242, Regulations Section 14.5(4) of the *Strata Property Act* to approve the proposed subdivision when the following issues have been considered:

- a) the life expectancy of the building;
- b) the projected maintenance costs of the existing building;
- c) structural and fire safety requirements bring the existing building to current code standards;
- c) servicing requirements meet the current zoning;
- e) architectural requirements meet current development permit and design guidelines.

Moved by Councillor Perry
Seconded by Councillor Jackson

THAT the report of Chief Administrative Officer – November 9, 2009 Re: Conversion of the current Executive Hotel to a Strata hotel – 190 Lillooet Avenue be referred to the next Committee of the Whole.

CARRIED

□ Resort Municipality Tax Transfer Program and Additional Hotel Room Tax Program – November 10, 2009

Moved by Councillor Jackson
Seconded by Councillor Kenyon

Report of Chief Administrative Officer – November 10, 2009

Re: Resort Municipality Tax Transfer Program and Additional Hotel Room Tax Program

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THAT the Tax Policy Branch of the Ministry of Finance, Minister of Finance, Minister of Community and Rural Development and Premier be implored to continue the Resort Municipality Tax Transfer Program and Additional Hotel Room Tax program as currently designed following implementation of the Harmonized Sales Tax.

CARRIED

☐ **Dissolution of Joint
Divestiture Account –
November 10, 2009**

Moved by Councillor Kenyon

Seconded by Councillor Perry

Report of Director of Finance – November 10, 2009

Re: Dissolution of Joint Divestiture Account

THAT Council approves the signing of appropriate documents by the Director of Finance in order to dissolve the joint divestiture account; and

THAT Council approves the deposit of the Village's share of divestiture funds into a separate account in the name of the Village of Harrison Hot Springs.

CARRIED

☐ **Engineering Cost Increase
for Reservoir – November 10,
2009**

Moved by Councillor Harris

Seconded by Councillor Jackson

Report of Chief Administrative Officer – November 10, 2009

Re: Engineering Cost Increase for Reservoir

THAT Council approves an increase to the engineering costs in the amount of \$22,500.00 due to a change in the original scope of works at and for the water reservoir.

CARRIED

☐ **Neighbourhood Planning
Area 1 – Proposed Planning
Framework – November 12,
2009**

Moved by Councillor Harris

Seconded by Councillor Jackson

Report of Chief Administrative Officer – November 12, 2009

Re: Neighbourhood Planning Area 1

THAT this report prepared by the Planning Consultant be received; and

THAT staff be authorized to prepare a bylaw for Council's consideration of first reading that would amend the Official Community Plan by incorporating a land use policy framework for Neighborhood Planning Area 1 based upon the revised land use concept (Land Use Framework Option 3).

CARRIED

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□ Staff in Service Day and
Christmas Staff Party –
November 16, 2009

Moved by Councillor Kenyon
Seconded by Councillor Perry

Report of Chief Administrative Officer – November 16, 2009

Re: Staff In Service Day and Christmas Staff Party (Verbal)

THAT Council approve the closure of the Village Office for a staff In Service Day on December 18, 2009; and

THAT Council approve a portion of the budget of approximately \$130.00 to subsidize a Christmas Party on December 18, 2009 for Council and staff.

CARRIED

14.

□ Fire Department
Establishment Bylaw 923

BYLAWS

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT Bylaw 923 Fire Department Establishment Bylaw be adopted.

CARRIED

14.

QUESTIONS FROM THE PUBLIC

A member of the public asked if any consideration has been given to screen or landscape around the water reservoir. The CAO suggested that vegetation will grow up and some fill will be placed around the old reservoir. Over time vegetation will heal much of the scarring. Trees will establish over time.

A member of the public asked if there have been any resolve for the boat structure on 380 Eagle Street. The Mayor advised the owner was contracting a crane to remove the roof. The CAO said the owner has until December 15, 2009 to complete the process.

The Mayor stated there is a flood warning out. Flood gates are working and being monitored.

A member of the public asked why the flood gates were locked. The Mayor stated this has been resolved.

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A member of the public congratulated Council on their statement regarding keeping commercial development in the downtown core. Will there be any significant change in the water from the new reservoir. The CAO said the water will have higher pressure but no changes in colours or taste. The new reservoir provides more volume than before.

A member of the public asked if it was incumbent upon the Village to secure archaeological assessments of property aside from developers? The CAO said the onus is on the developer to provide archaeological assessments as necessary. Has there been any assessment on drainage and hydrology on the Kingma lands? CAO says the drainage will be looked at as part of the development process.

ADJOURNMENT

Moved by Councillor Perry

Seconded by Councillor Jackson

THAT the meeting be adjourned.

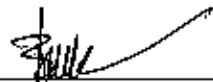
The meeting adjourned at 8:55 p.m.

CARRIED

Certified a true and correct copy of the minutes of the
Regular Meeting of Council held November 16, 2009
in the Council Chambers, Village of Harrison Hot
Springs, BC



**Ken Becotte
Mayor**



**Larry Burk
Chief Administrative Officer**

